



Thorpe Road | Norwich | NR1  
Offers In Excess Of £400,000

abbotFox

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



abbotFox presents this rare investment opportunity close to the train station and city centre.

The entire building is offered for sale which includes four apartments, three of which have recently undergone a comprehensive schedule of improvement works including newly fitted kitchens, shower rooms/bathrooms, new flooring and redecoration.

The ground floor apartment is already tenanted until January 2023.

The property has a projected gross yield of approx. 9%

There is off road parking at the front of the property.

