



5 James Frost House, 21 Westwick Street

£200,000 Leasehold

Guide Price £200,000 - £220,000. This apartment in Norwich offers a rare investment opportunity with the potential to achieve a 19% yield, depending on the final sale price. With an occupancy rate of over 90% and an annual turnover exceeding £38,000 for the 2023-2024 period, it proves to be a highly sought-after rental property. The apartment combines historical charm with modern upgrades, featuring a spacious living room, two generously sized bedrooms, and a stylish L-shaped kitchen. Its central location, close to colleges and offices, ensures consistent demand from tenants, both short-term and long-term. With the option to secure a parking space, this well-maintained property presents exceptional potential for both homeowners and investors.

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The Location

Norwich NR2 is a vibrant area located in the heart of the historic city of Norwich. Known for its charming blend of urban and suburban living, NR2 features a mix of residential streets, green spaces, and a wide range of local amenities. The area is home to various cafes, shops, and independent



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Close proximity to Norwich city centre makes it ideal for those who enjoy easy access to cultural attractions, historical sites, and transport links. With excellent schools and parks, NR2 also offers a great environment for families. Whether you're a young professional, student, or someone looking for a quieter neighbourhood, NR2 is a popular choice.

James Frost House

This renovated apartment in the heart of Norwich presents an incredible investment opportunity, with the potential to deliver an impressive 19% yield depending on the final sale price. Beyond its attractive interior, the property is located in a prime central area, housed within a period building that seamlessly blends historical charm with modern upgrades.

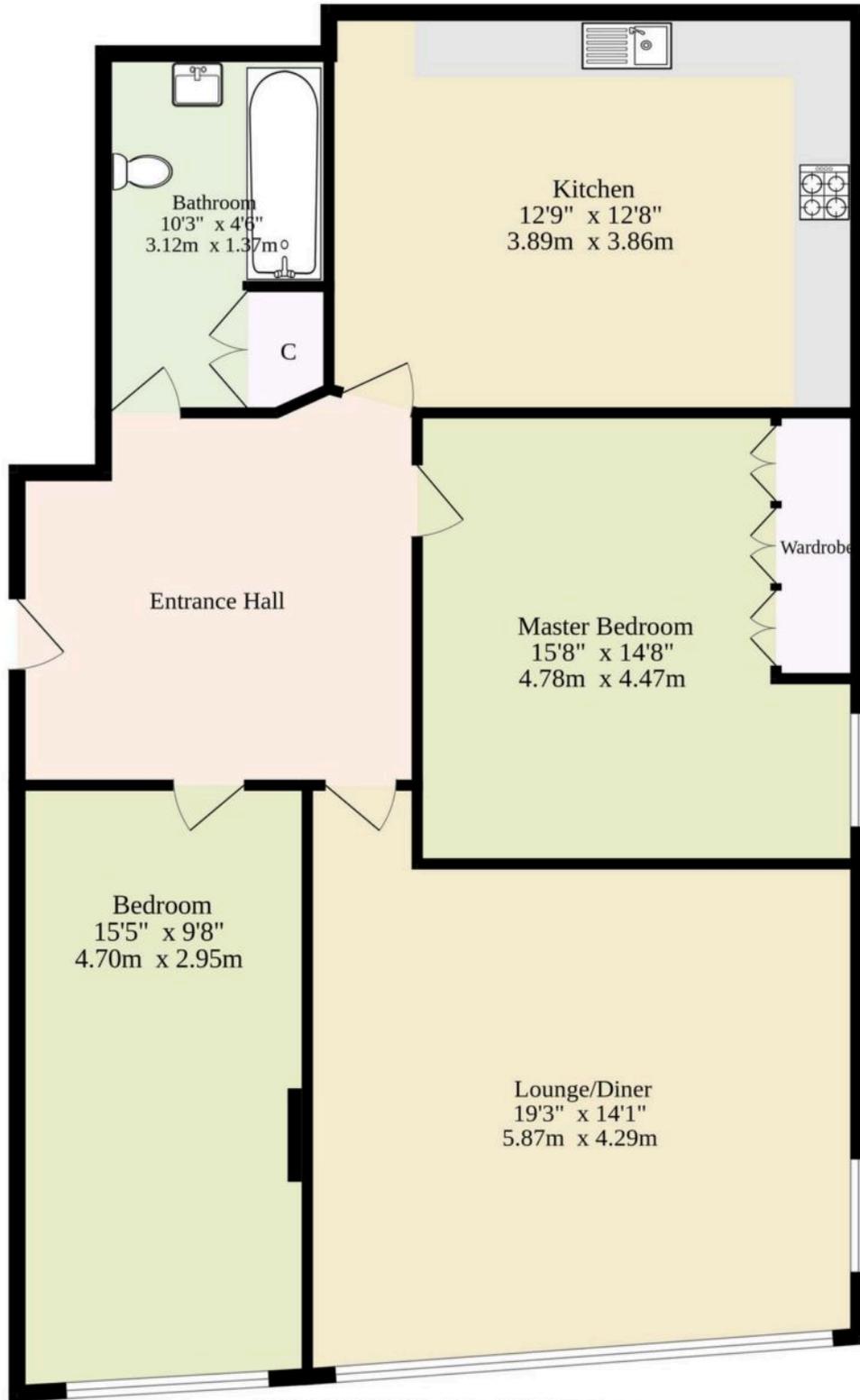
The addition of a lift and thoughtfully executed renovations elevate the property's appeal, making it an exceptional choice for both homebuyers and investors. Whether you're seeking a stylish residence or a high-return investment, this apartment is truly a rare find.

The apartment's prime central location ensures consistent demand, thanks to its close proximity to colleges and offices. This makes it a top choice for serviced accommodation, as both short-term and long-term bookings remain strong.

The property offers further appeal with the option to negotiate a parking space with the landowner, though the price is to be confirmed by the new owner. The current maintenance fee does not include parking, but previous arrangements had



1015 sq.ft. (94.3 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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