

# Arnolds | Keys



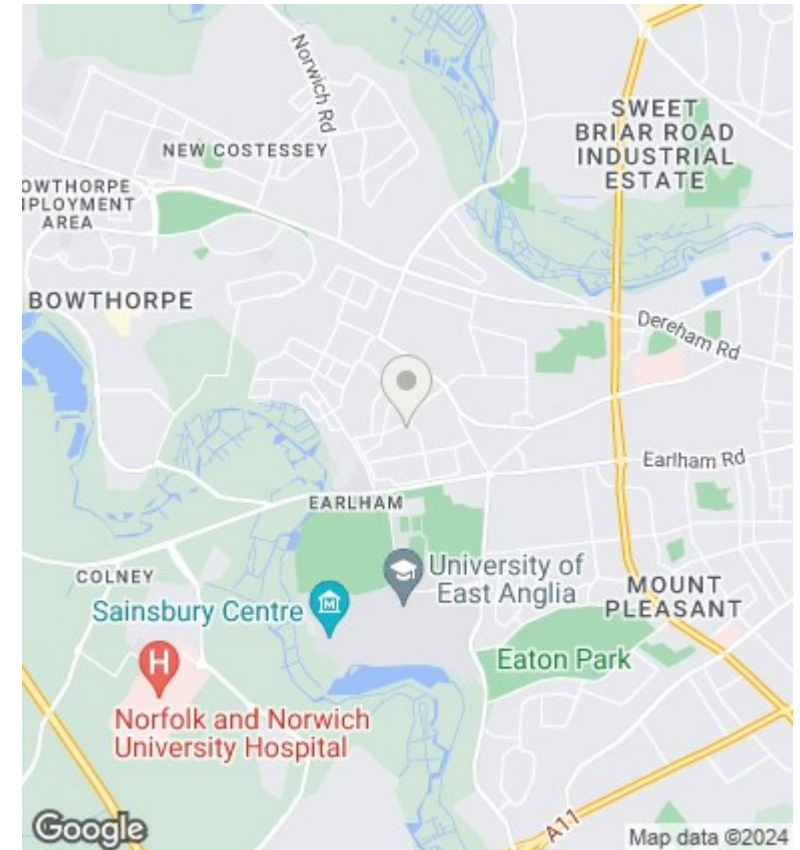
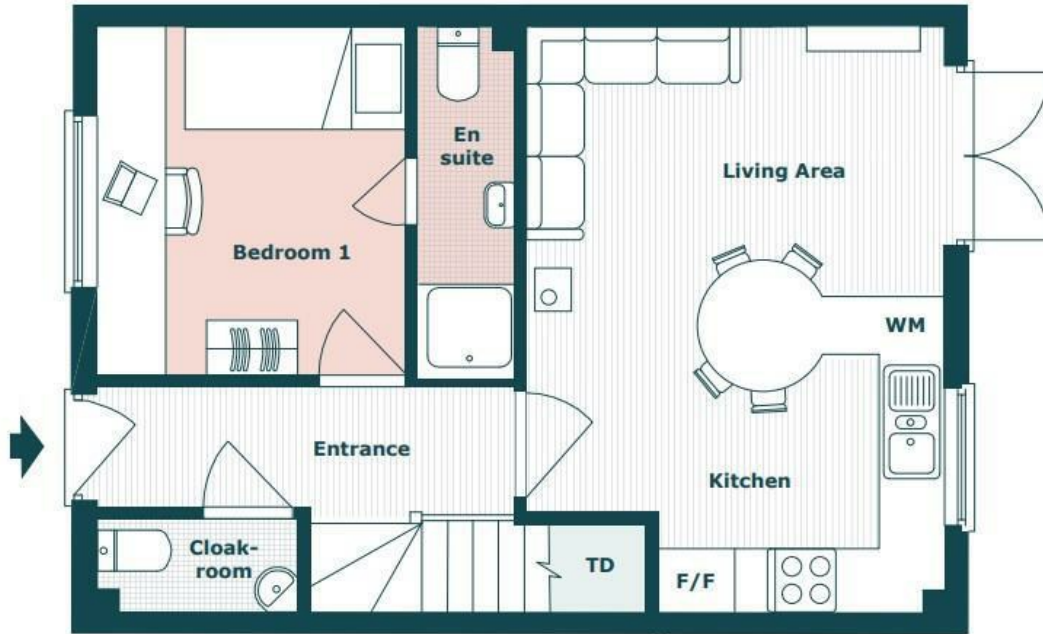
## Rochester Court, Edgeworth Road, Norwich, NR5 8AU

Offers In The Region Of £3,500,000

- Fully Let Student Accommodation Investment
- Freehold
- Close to city centre
- Comprising 11 properties let for 51 weeks of the year
- 12,359 sq ft GIA
- Gross income 2022/2023: £270,060
- Offers in the region of £3,500,000 reflecting a net initial yield of 6.06%

2 Prince of Wales Road, Norwich, Norfolk, NR1 1LB  
01603 620551

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## Directions

## Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

## Council Tax Band

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	