

abbot**Fox**



Bridge Road, Great Yarmouth  
*Guide Price £240,000*

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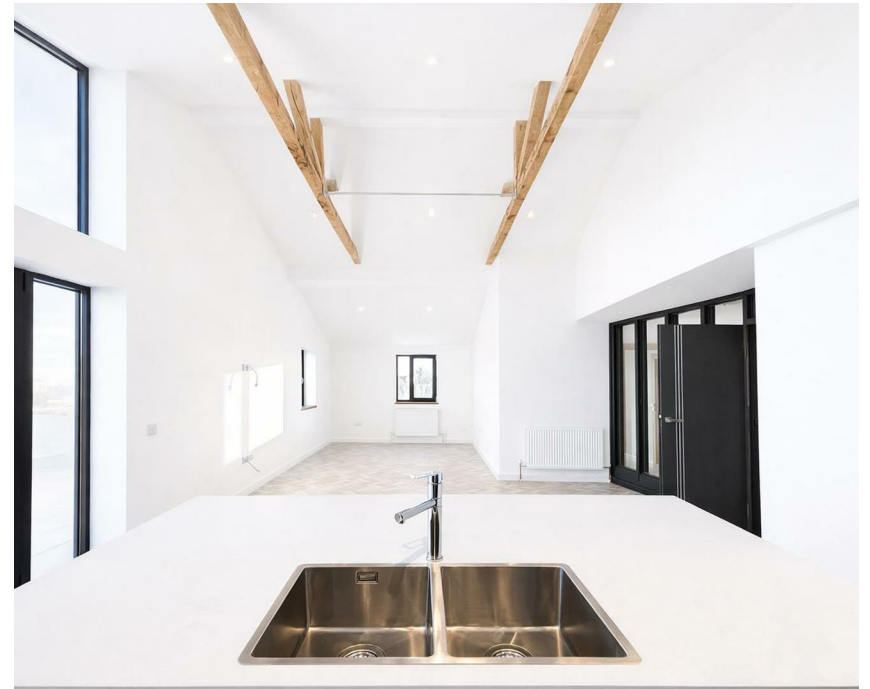
We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**









## THE DETAIL\_\_\_\_\_

abbotFox Land & New Homes presents 'River Gardens' a purpose built development overlooking the river Bure with allocated outside garden spaces. River Gardens is conveniently located in a historically significant position overlooking the river Bure and medieval town wall tower.

Early reservation enquires available for two penthouse apartments which feature vaulted ceilings in the living space and large roof terraces with panoramic views of the Bure valley and historical town of Great Yarmouth. Both with two bedrooms, principal bedroom with ensuite and balcony, shower room and open plan living space.

The most unique selling feature of the River Gardens development, is an allocated outside garden space reaching down to the river Bure. Each flat also benefits from two allocated parking space and allocated undercroft storage area.

**\*\*Guide Price £240,000 - £255,000\*\***

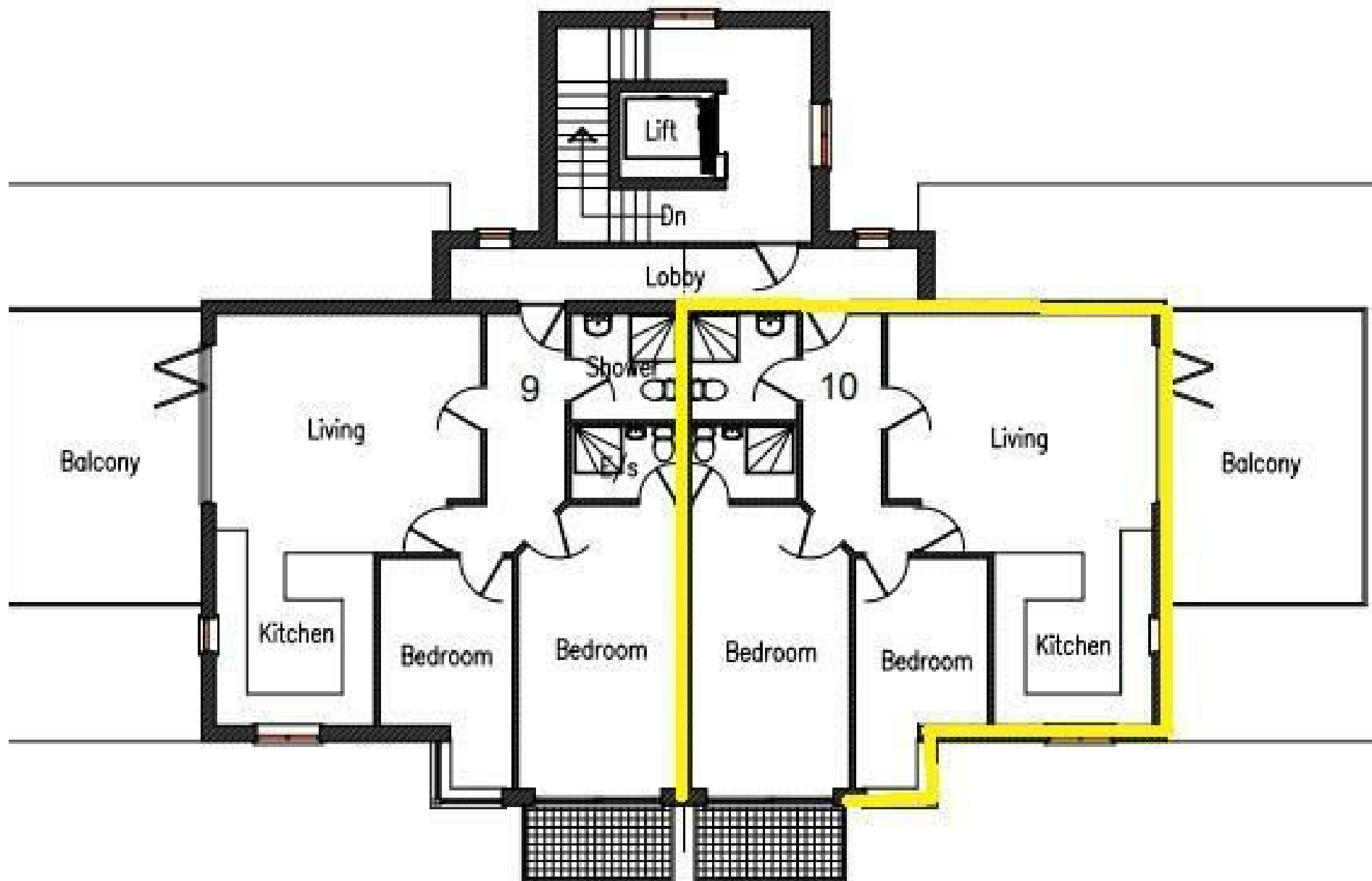






## THE HIGHLIGHTS\_\_\_\_

- \*RESERVATION INCENTIVE AVAILABLE\*
- 83 sqm in total
- Roof terrace with panoramic views
- Master bedroom with ensuite & balcony
- Open Plan living space with vaulted ceilings
- Two allocated parking
- Convenient location close to amenities
- Minutes walk from Great Yarmouth train station
- 10 Minutes drive to the James Paget hospital
- Builders warranty provided



*Let's talk*

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@abbotfox

EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox 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 purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.