



Flat 5, Bridge Gate Court, 137 Mill Road

Great Yarmouth



Minors & Brady



# Flat 5

## Bridge Gate Court, Great Yarmouth

Beautifully presented and ready to move into, this modern first-floor apartment, built in 2021 with no onward chain, offers stylish, low-maintenance living in a sought-after location. The light-filled open plan layout includes a contemporary fitted kitchen with integrated appliances, while both bedrooms are generous doubles, one featuring French doors opening onto a private balcony ideal for relaxing outdoors. A sleek family bathroom with modern fittings and grey metro-style tiling enhances the home's contemporary feel, complemented by a fresh interior throughout. Residents also enjoy convenient on-site bike storage and a prime position close to Great Yarmouth town centre, Gorleston seafront, shops, cafés, transport links, and scenic riverside walks.

### Location

Bridge Gate Court is conveniently located along Mill Road in Great Yarmouth, offering easy access to both the town centre and Gorleston's popular seafront. The area provides a practical setting with nearby shops, supermarkets, cafés, and public transport links, including regular bus routes and close proximity to Great Yarmouth train station. Riverside walks and green spaces such as the scenic Southtown Common are within reach, while major routes like the A47 make travel to Lowestoft and Norwich straightforward. This part of town appeals to those seeking convenience, community, and accessibility to the coast and key amenities. The location is well-suited for professionals, retirees, and first-time buyers who value local convenience with a coastal lifestyle. Schools, healthcare facilities, and leisure centres are all within easy reach, adding to the everyday practicality of the area. With both the River Yare and the historic quayside nearby, residents can enjoy pleasant views and a sense of local character unique to Great Yarmouth's waterfront setting.

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Bridge Gate Court, Great Yarmouth

## Mill Road, Great Yarmouth

Entering through the hallway, a warm and welcoming first impression is created by the wood-effect flooring and neatly built-in storage cupboard that houses the electric boiler unit. From here, the space flows naturally into a bright open-plan living area that brings together the lounge, dining, and kitchen in a layout designed for comfort and ease.

The kitchen is smartly appointed with glossy modern cabinetry, contrasting work surfaces, and tiled splashbacks. An inset stainless-steel sink sits beneath the window, while integrated appliances include an oven, electric hob, and extractor hood, with additional space and plumbing for further appliances.

Soft natural light fills the adjoining lounge and dining area through dual-aspect windows, creating an inviting setting for relaxing or entertaining. Both bedrooms are generous doubles, each finished with matching wood-effect flooring that ties the home together. The principal bedroom enjoys plenty of natural light and features French doors opening onto a private balcony, providing a lovely outdoor retreat perfect for morning coffee or evening relaxation. The second bedroom also offers comfortable proportions and a pleasant front outlook.



M&B



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A sleek family bathroom completes the interior, fitted with a modern white three-piece suite including a panelled bath with overhead shower and glass screen, pedestal wash basin, and close-coupled WC. Full-height grey metro-style tiling, a mirrored wall cabinet, and a chrome heated towel rail give the room a fresh, contemporary finish.

Outside, residents benefit from convenient bike storage, adding to the property's practical appeal.

### Agents notes

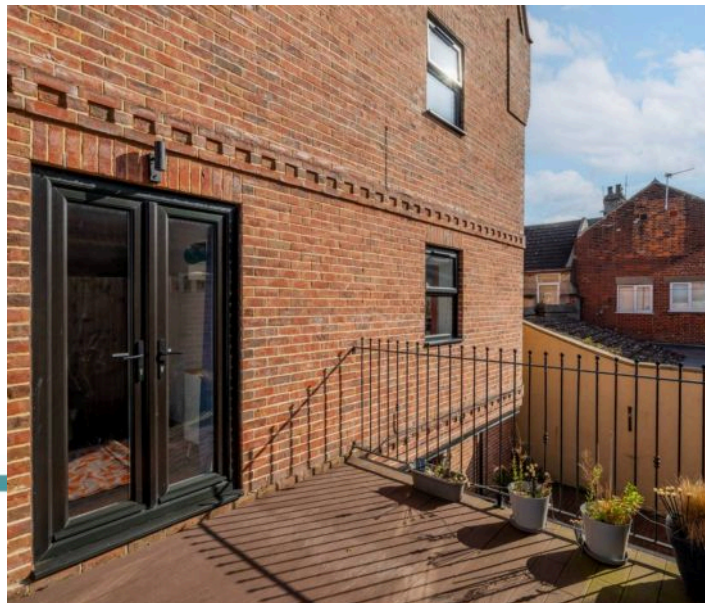
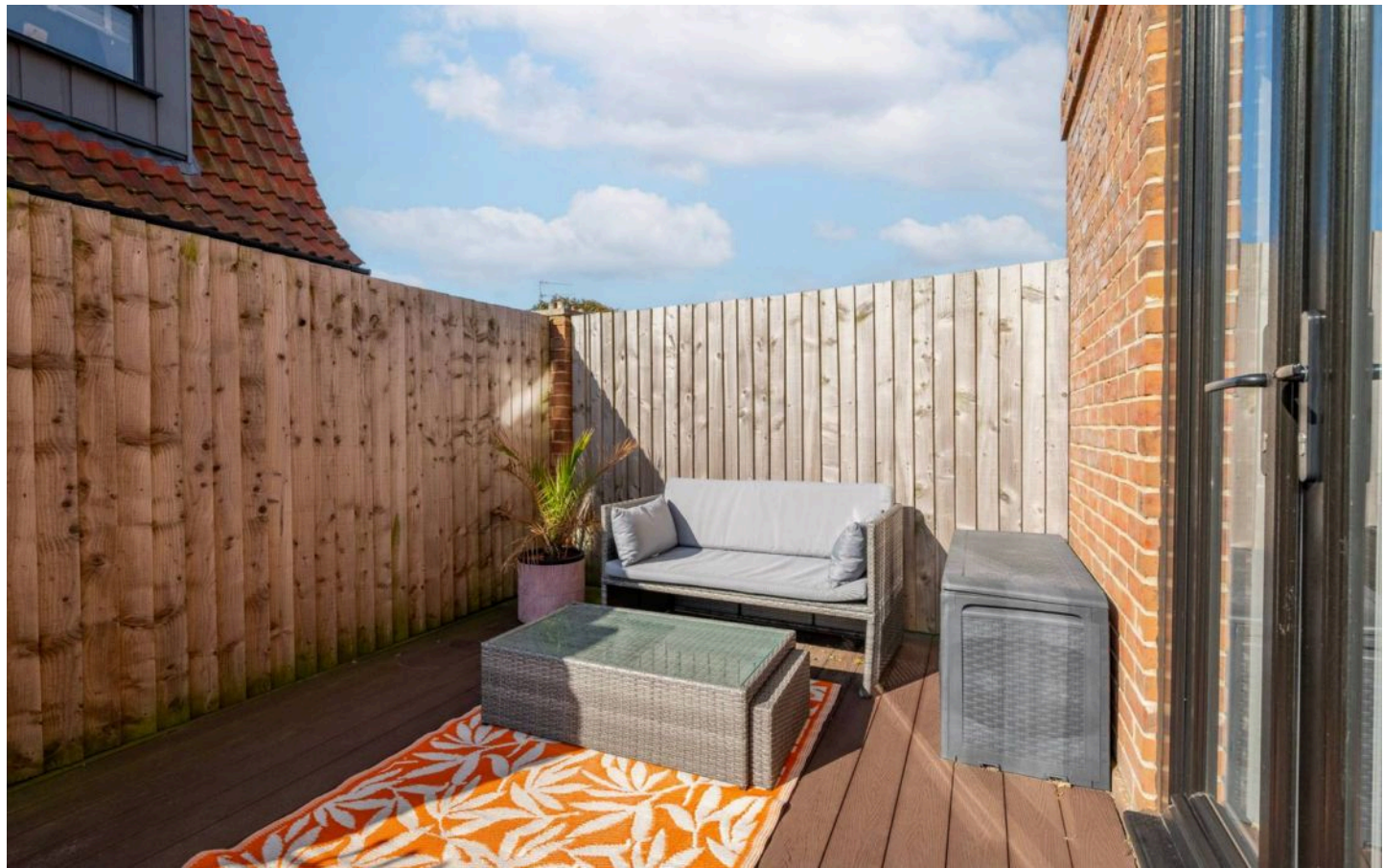
We understand that the property will be sold leasehold, connected to main services, water, electricity and drainage.

Heating system- Electric Central Heating

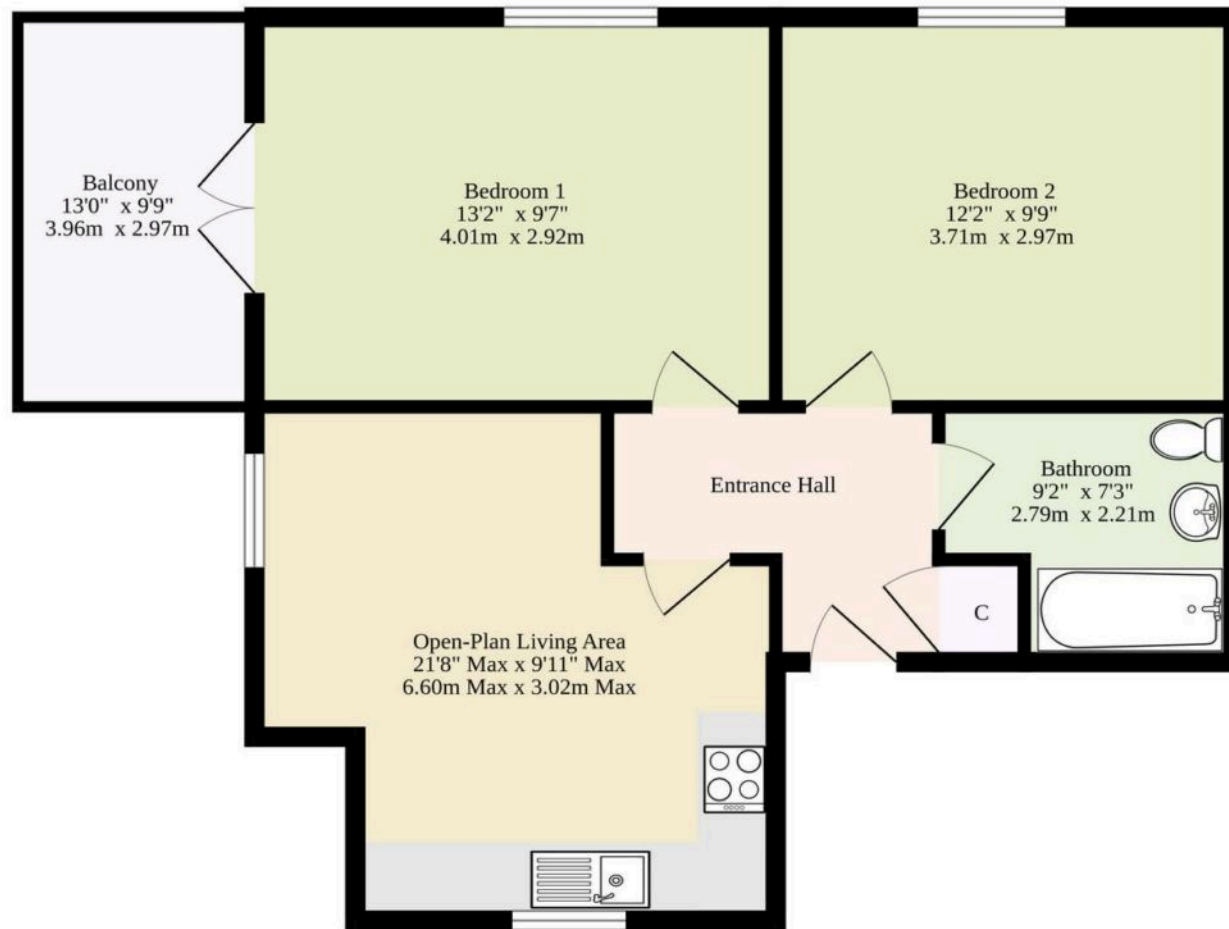
Council Tax Band- A

Approximately 120 years remaining on the lease

Maintenance and ground rent of £389.43 twice yearly, including upkeep of communal areas



**First Floor**  
**743 sq.ft. (69.0 sq.m.) approx.**



Sqft Includes Balcony

TOTAL FLOOR AREA : 743 sq.ft. (69.0 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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# Dreaming of this home? Let's make it a reality



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Meet *James*  
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 [caister@minorsandbrady.co.uk](mailto:caister@minorsandbrady.co.uk)

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

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