

abbot**Fox**



Norwich, NR2

Offers In Excess Of £220,000

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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 presents this exceptional two-bedroom apartment, set within the historic and beautifully converted Leicester House.

From the moment you step inside, the apartment impresses with its high ceilings, generous proportions, and an abundance of natural light, delivered through striking sash windows. The open-plan living and dining area offers the ideal space for both relaxing and entertaining, with a seamless flow through to a well-appointed kitchen featuring a full suite of integrated appliances.

The principal bedroom is a serene retreat, complete with built-in wardrobes and a sleek en-suite shower room. A second double bedroom and a contemporary family bathroom further enhance the sense of space and flexibility.

Outside, the apartment enjoys access to landscaped communal gardens, offering a peaceful escape just moments from the city centre. Residents also benefit from secure underground parking and well-maintained communal areas throughout the development.

Positioned within walking distance of Norwich's thriving independent scene—cafés, boutiques, restaurants, and green spaces this chain free home delivers the very best of city living, wrapped in character and charm.



THE HIGHLIGHTS____

- Two bedroom apartment
- Convenient location
- Secure, allocated parking
- Spacious living accommodation
- Popular residential development
- Internal viewing advised

Let's talk

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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.