

abbotFox

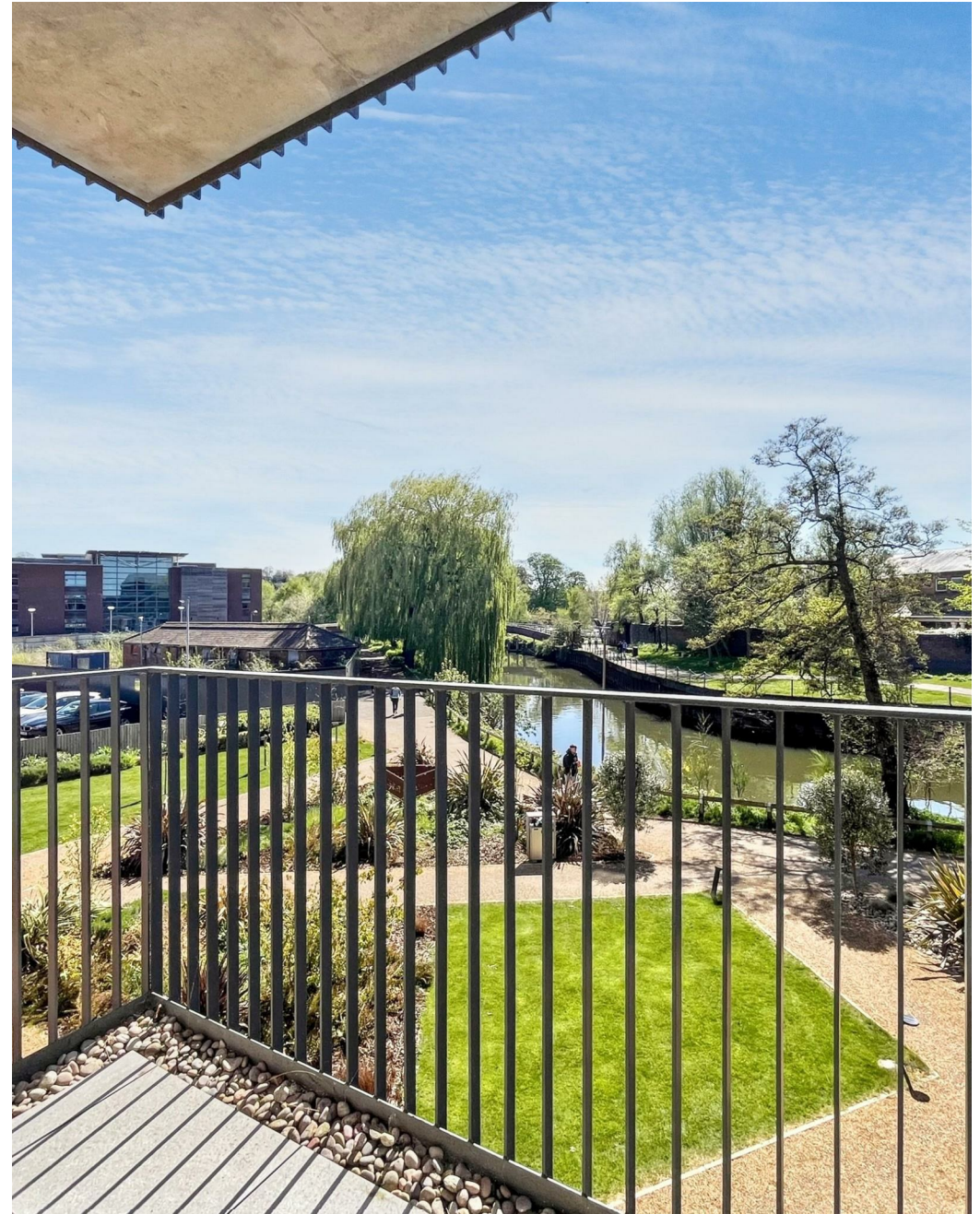
ST JAMES QUAY

Norwich, NR3  
*£400,000*

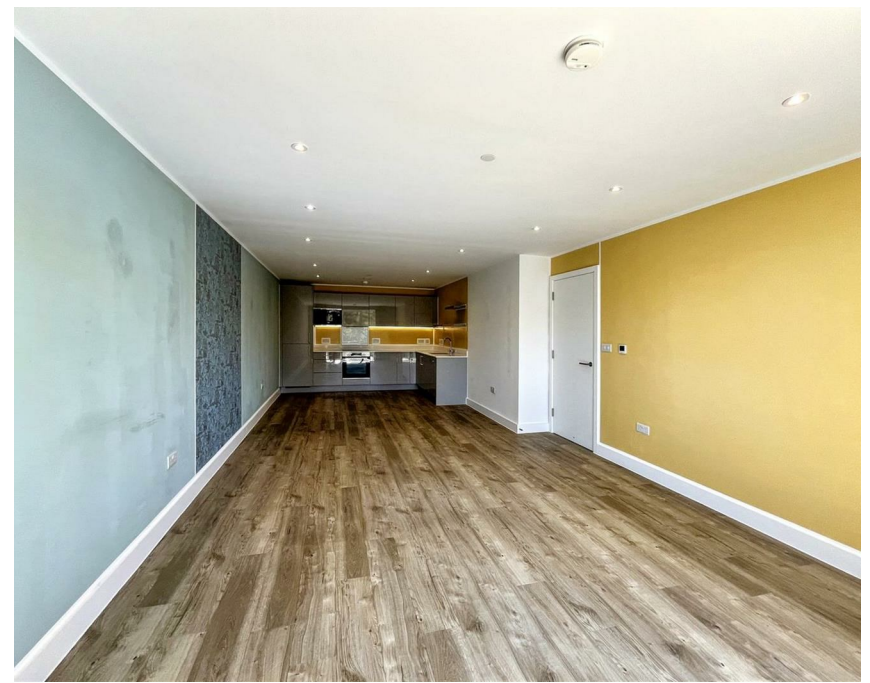
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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic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

Colin McKenzie | **Branch Partner**







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

abbotFox presents this stylish two-bedroom first-floor apartment, perfectly positioned within easy reach of Norwich city centre. Offering panoramic views of the river and Norwich Cathedral, this is city living at its most refined.

Bathed in natural light, the open-plan living space is both generous and beautifully appointed, with a seamless flow between the lounge, dining area and a modern fitted kitchen – ideal for entertaining or unwinding in style. Expansive windows frame the uninterrupted views, bringing a sense of calm and connection to the surrounding landscape, which can be enjoyed from the private balcony.

The apartment features two well-proportioned double bedrooms, including a spacious principal room with en-suite. A contemporary bathroom completes the internal accommodation, finished to a high specification throughout.

Residents also benefit from allocated parking, secure entry system, and well-maintained communal areas. Situated just moments from the heart of the city, yet with the tranquillity of the river on your doorstep, this home offers an unrivalled blend of convenience and serenity.

A rare opportunity to enjoy a lifestyle-led home in one of Norwich's most prestigious locations – early viewing is highly recommended.







## THE HIGHLIGHTS\_\_

- Stunning River & Cathedral views
- Two generous double bedrooms
- Spacious open plan living accommodation
- Private balcony
- Secure, allocated parking
- Convenient location
- No onward chain
- Viewing advised



*Let's talk*

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**EPC RATING - B**

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