

abbotFox





Paper Mill Yard, Norwich  
*£1,500 PCM*

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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**









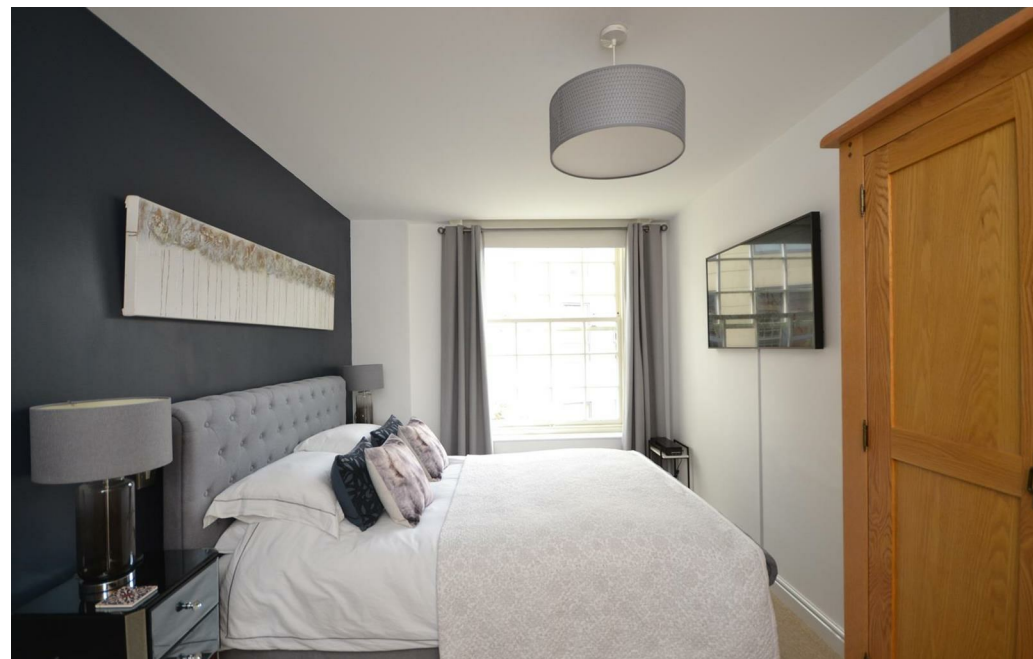
## THE DETAIL\_\_\_\_\_

Nestled in the charming area of Paper Mill Yard, Norwich, this delightful two-bedroom flat offers a perfect blend of comfort and convenience. Ideal for individuals or small families, the property boasts a well-designed layout that maximises space and natural light.

Upon entering, you are greeted by a welcoming atmosphere that invites you to explore further. The flat features two generously sized bedrooms, providing ample room for relaxation and personalisation. The bathroom is thoughtfully appointed, ensuring both functionality and style for your daily routines.

The location of this property is particularly appealing, as it is situated in a vibrant neighbourhood that offers a variety of local amenities. Residents can enjoy easy access to shops, cafes, and parks, making it an ideal spot for those who appreciate a lively community. Additionally, the excellent transport links in the area ensure that you can easily navigate the rest of Norwich and beyond.

This flat presents a wonderful opportunity for anyone looking to settle in a desirable part of Norwich. With its combination of modern living and a prime location, it is a property not to be missed. Whether you are a first-time buyer or seeking a rental opportunity, this flat is sure to meet your needs and exceed your expectations.





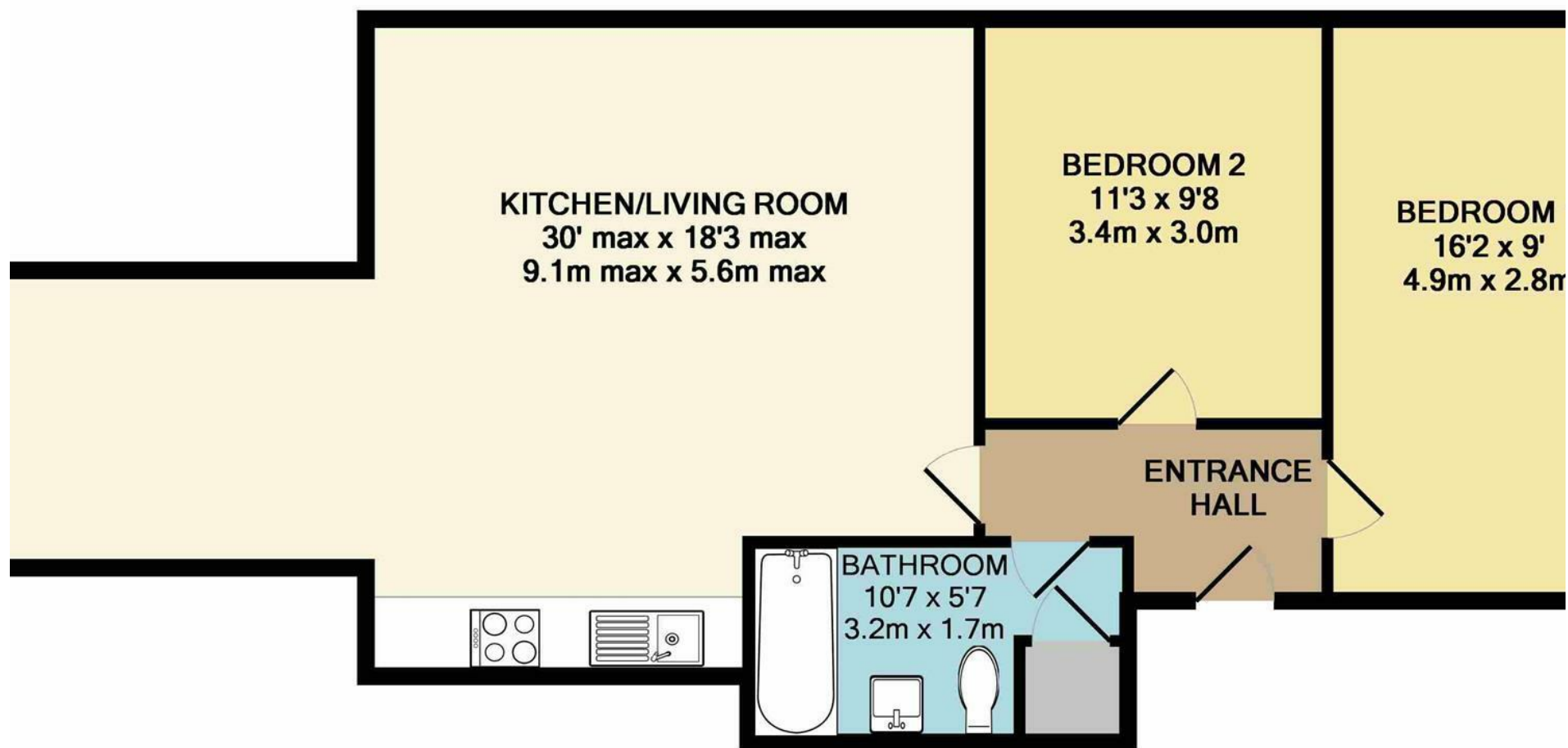




## THE HIGHLIGHTS\_\_\_\_

- Modern apartment
- Two bedrooms
- Open plan lounge/dining room/kitchen
- Modern bathroom
- Lift access
- Allocated parking





TOTAL APPROX. FLOOR AREA 749 SQ.FT. (69.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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*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.