

abbotFox



Norwich, NR1

*Offers In Excess Of £230,000*

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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 apartment, ideally positioned within the popular Old Mustard Mill within the popular Paper Mill Yard development. Enjoying attractive views over the River Wensum and offered to the market as an excellent investment opportunity.

The property offers well-proportioned accommodation throughout, with a welcoming entrance hall leading to a bright and spacious open-plan living area, where large windows frame views across the River Wensum and fill the space with natural light. The kitchen is well-appointed and thoughtfully arranged, creating a sociable environment ideal for modern living. The apartment further benefits from two comfortable bedrooms and a well-presented bathroom.

Set within a highly sought-after riverside development, this home enjoys a peaceful setting whilst remaining within easy reach of the vibrant amenities, restaurants and cultural attractions of Norwich city centre.

Offered with tenants in situ, this property represents an ideal turnkey investment in a desirable and well-connected location. An internal viewing comes highly recommended to fully appreciate the accommodation and outlook on offer.

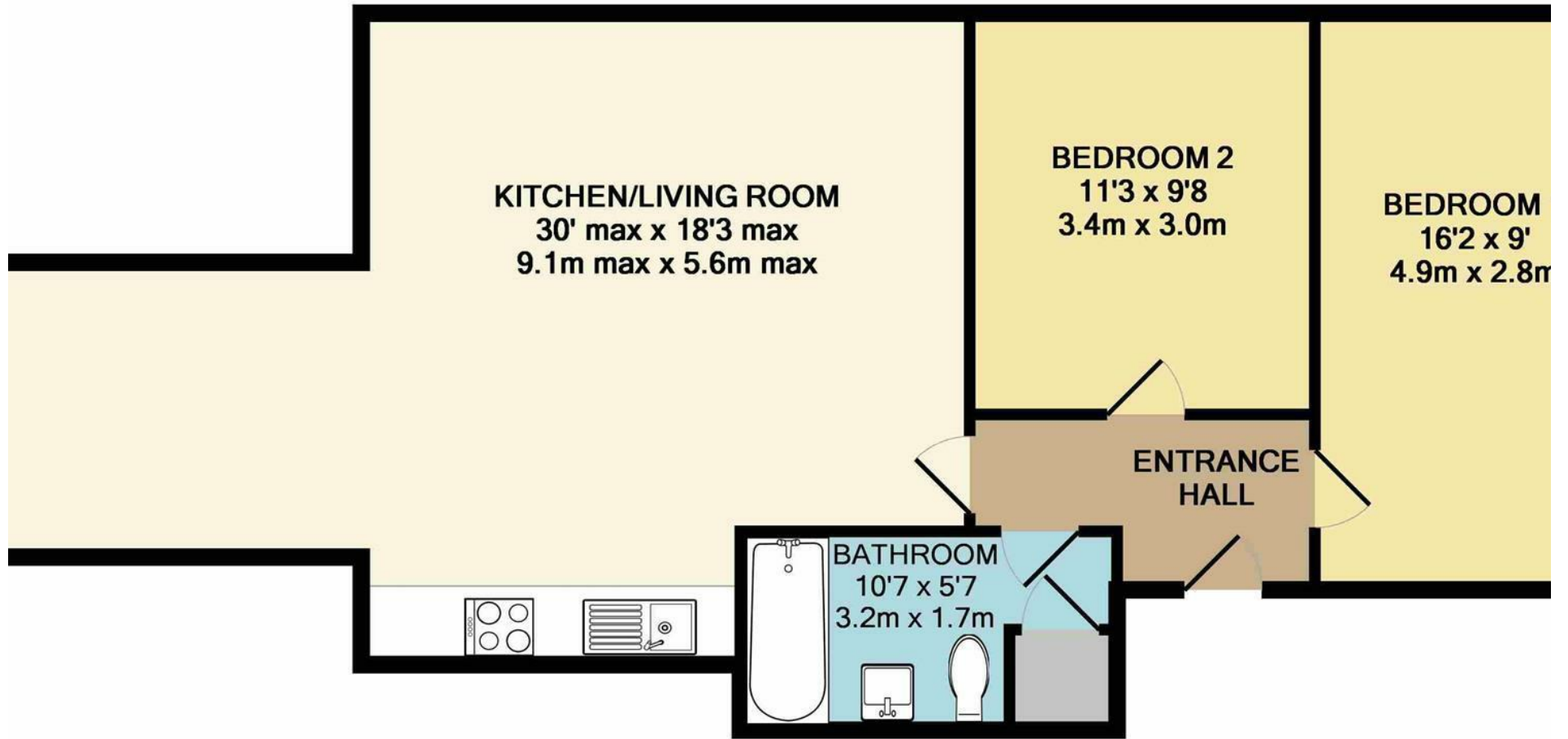






## THE HIGHLIGHTS \_\_\_\_\_

- Spacious apartment
- River views
- Allocated parking
- Two bedrooms
- Investment opportunity Currently achieving £1350 PCM
- Convenient location
- Viewing advised
- No chain



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.