

abbotFox



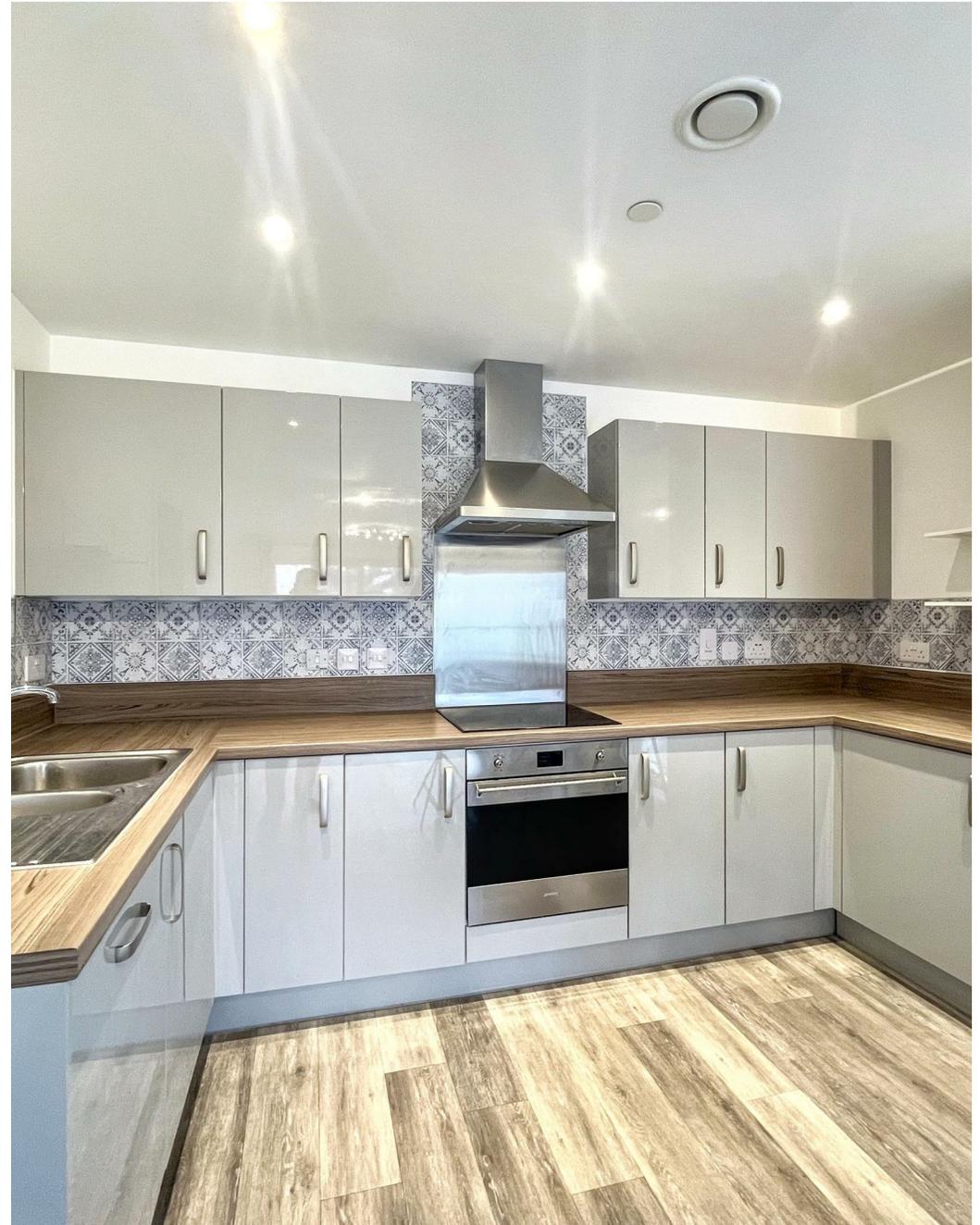
Norwich, NR1

Guide Price £258,000

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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 beautifully positioned third floor, two bedroom apartment within the sought after Richard Hawthorn House.

The property is approached via a secure communal entrance with lift access, leading to a well presented apartment that has been thoughtfully arranged to maximise both space and outlook. The generous open plan living, dining and kitchen area forms the heart of the home, flooded with natural light and perfectly orientated to take full advantage of the picturesque river views. Double doors open onto a private balcony, providing an ideal spot for morning coffee or evening relaxation while watching the river pass by.

Both bedrooms are well proportioned, with the principal bedroom benefitting from a modern en-suite shower room. The accommodation is completed by a modern family bathroom, finished to a contemporary standard. Secure, allocated parking is available at an additional charge.

Offered with the significant benefit of no onward chain, this apartment presents an ideal opportunity for first-time buyers, investors or those seeking a low maintenance riverside home, all within easy reach of local amenities and the city centre.

An early viewing is highly recommended to appreciate both the setting and lifestyle on offer.

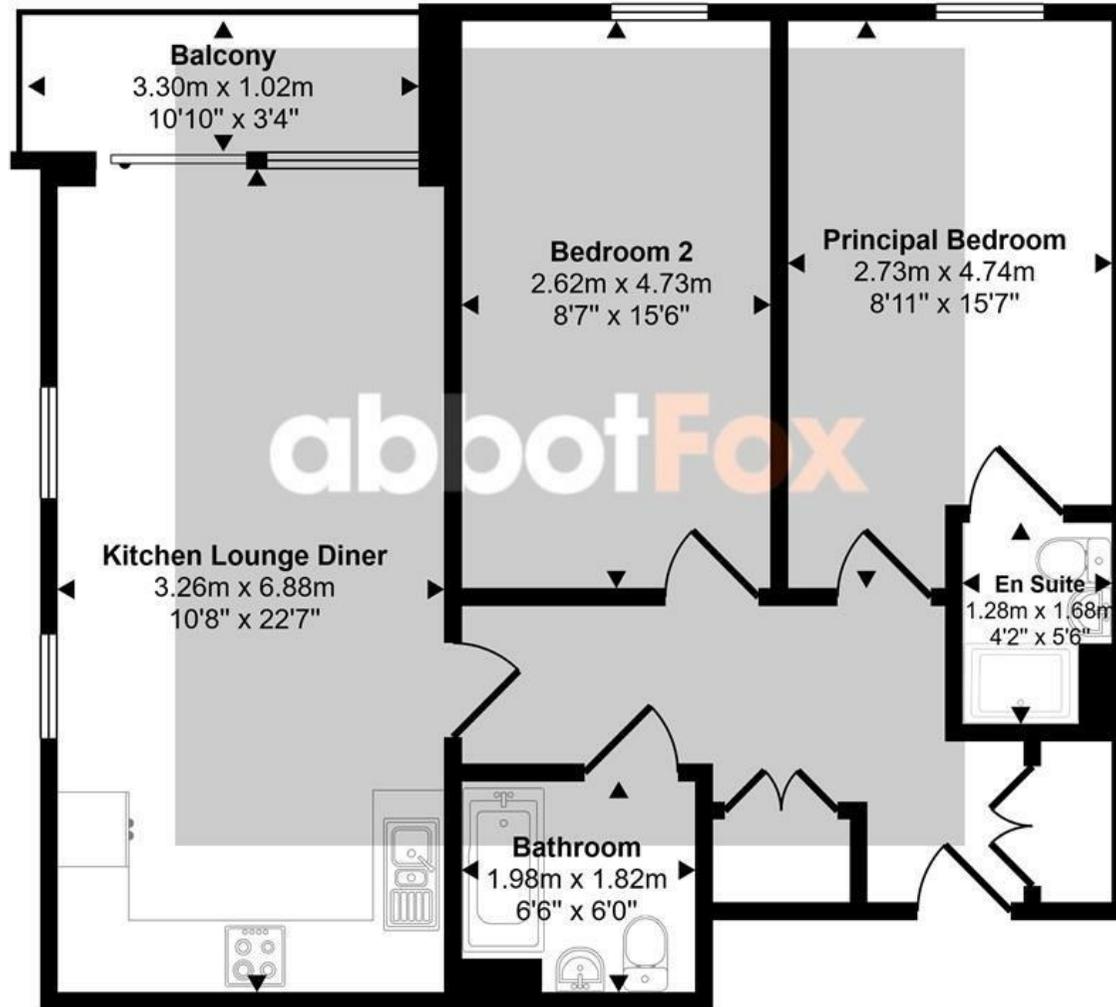




THE HIGHLIGHTS _____

- Stylish apartment
- River views
- Two double bedrooms
- En-suite and family bathroom
- No onward chain
- Internal viewing advised

Approx Gross Internal Area
65 sq m / 705 sq ft



Floorplan

Let's talk

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate

EPC RATING - B

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.