

abbotFox

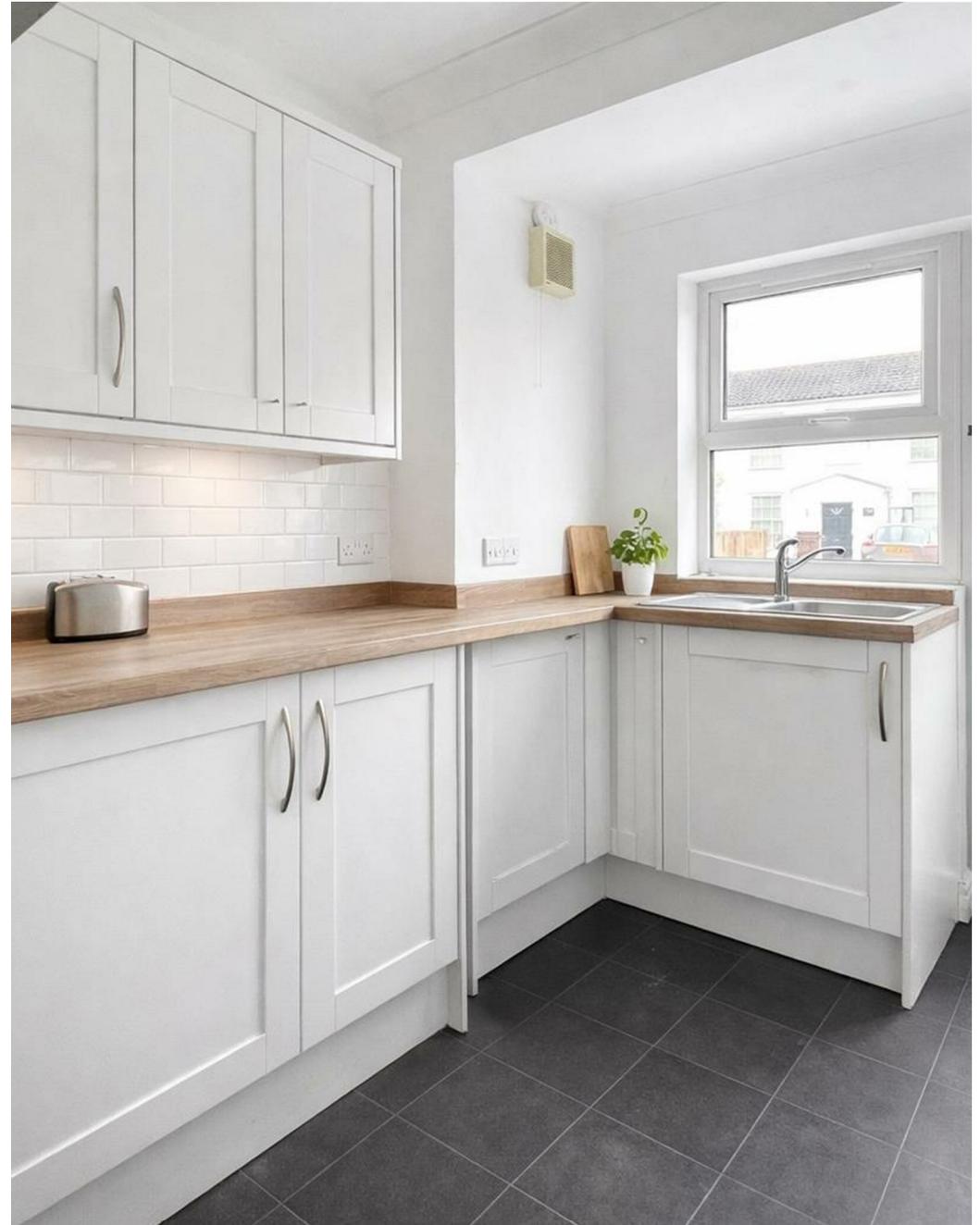


Waterloo Road, Norwich  
*£850 PCM*

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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 \_\_\_\_\_

abbotFox presents this fantastic opportunity to acquire a one-bedroom ground floor flat currently undergoing renovation, offering tenants the chance to secure a property that will be fully modernised and finished to a high standard.

Extending to approximately 49 sq/m, the property benefits from double glazing and gas central heating, The current works are transforming the flat, with the finished condition set to reflect the quality shown in the example images provided.

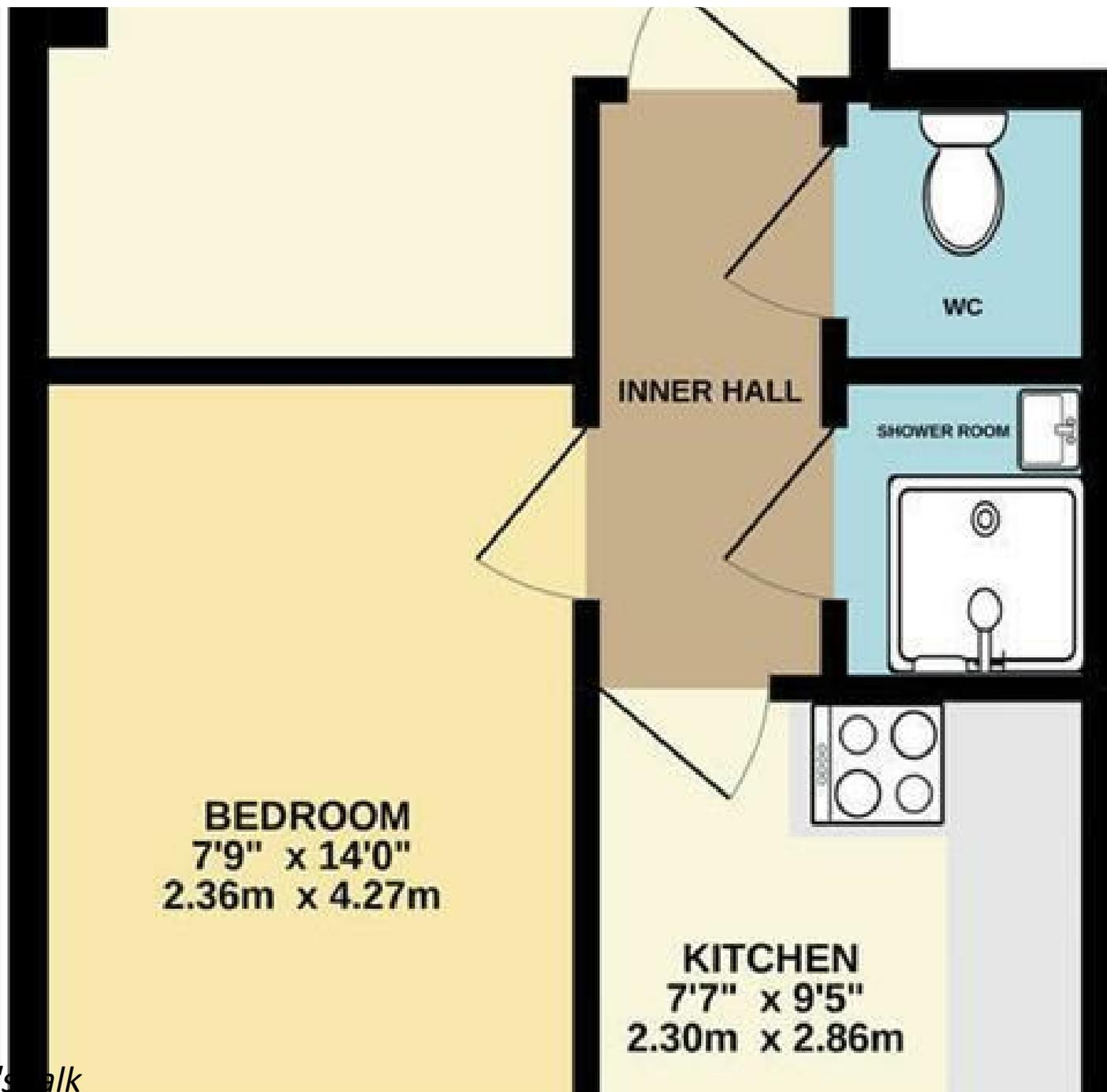
The accommodation comprises a kitchen, sitting room, double bedroom, WC and shower room, all of which are being upgraded to create a clean, modern living space.

Located approximately one mile north of the city centre, the flat is well positioned for access to local amenities, transport links and Norwich city centre.



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

- One Bedroom
- Fully Renovated Throughout
- NR3
- Parking
- Available April



*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.