

abbotFox

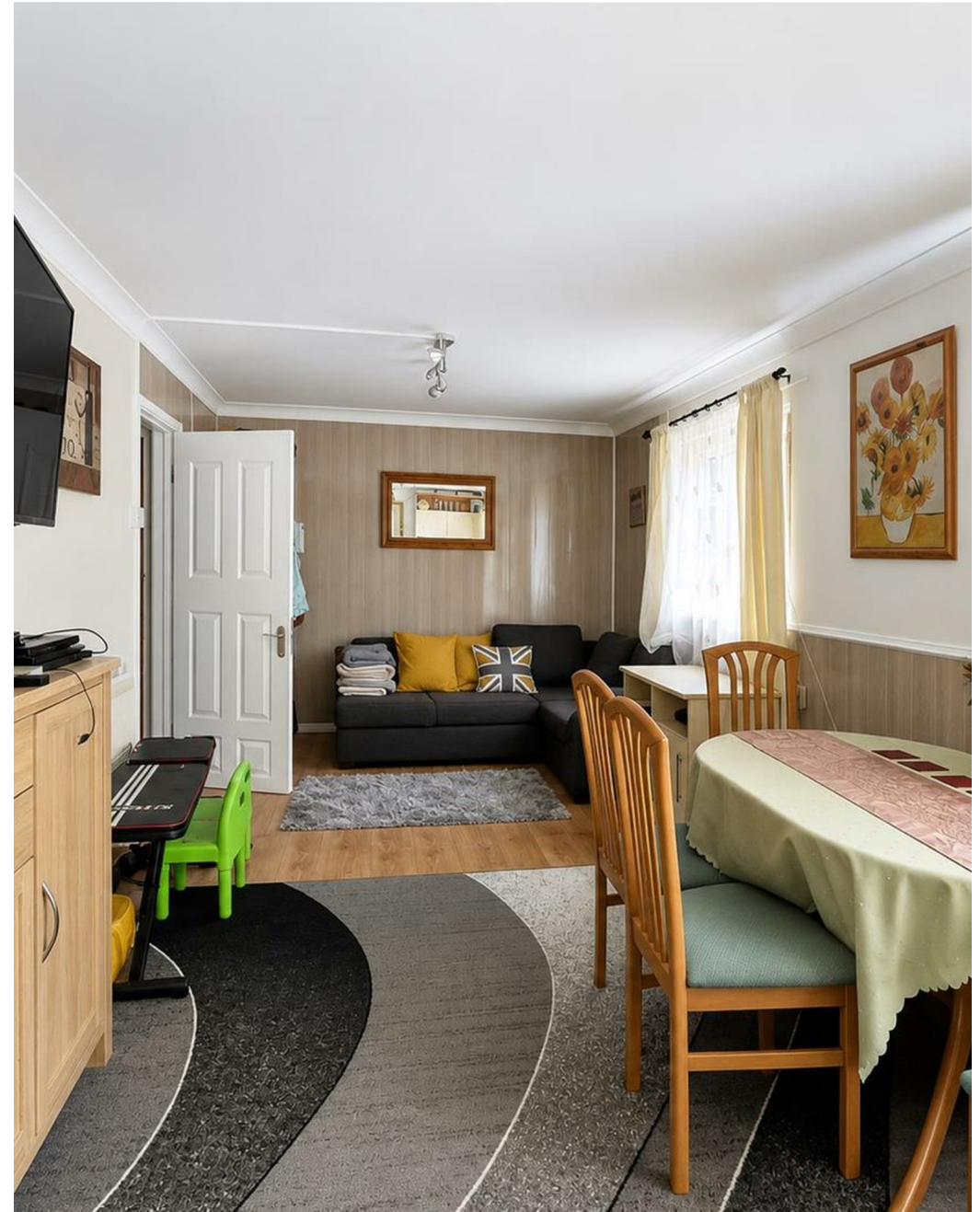


Norwich, NR5
£165,000

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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 spacious ground floor apartment, situated within easy reach of a wealth of amenities.

Accommodation

Occupying a desirable ground floor position within a small and established block, this well-proportioned apartment offers easy and accessible living throughout. Offering two double bedrooms and a modern refitted kitchen and bathroom, this home has been thoughtfully improved by the current owner. The standout feature is the direct access to the communal gardens, creating a wonderful connection between the indoor and outdoor space that is seldom found in apartment living.

Location

Well placed for access to Norwich City Centre and a wealth of local amenities. Residents enjoy excellent transport links, nearby shops, supermarkets and recreational facilities, whilst a number of green spaces and walking routes can be found close by, enhancing the appeal of this convenient location. The property also benefits from un-restricted, non-permit parking nearby.

Buyers

Whilst ideally suited to professionals, retirees and downsizers, the property's generous proportions and ground floor accessibility will appeal to a wide range of purchasers. The surrounding communal gardens provide pleasant outdoor space to enjoy, whilst local amenities remain within easy reach. The extended lease on this apartment adds further appeal.

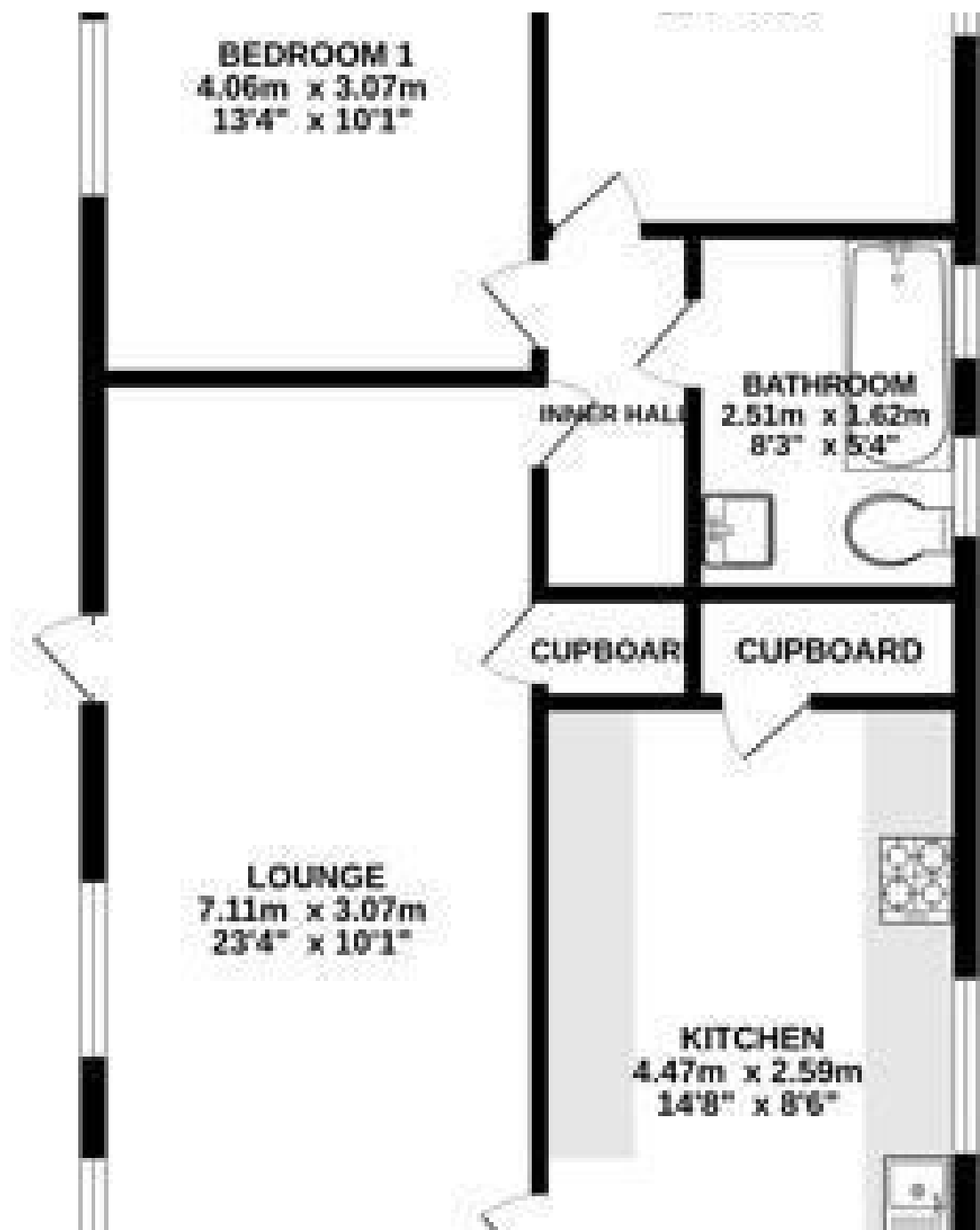
Our Agent's View

"Ground floor apartments with direct access to gardens are always highly sought after, particularly within smaller developments such as this. The combination of generous accommodation, outdoor access and a convenient location makes this a superb opportunity for a variety of buyers."



THE HIGHLIGHTS _____

- Ground floor apartment
- Two double bedrooms
- Generous living accommodation
- Re-fitted, modern kitchen & bathroom
- Extended 180 year lease
- Direct access to gardens
- Unrestricted, non-permit parking
- Private, secure storage shed
- Updated windows and doors
- Convenient location close to local amenities



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.