
abbotFox

City Centre, NR2

Guide Price £200,000 - £220,000

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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 I **Branch Partner**











THE DETAIL___

abbotFox presents this spacious two bedroom apartment, set within easy reach of Norwich City Centre and offered to the market with no onward chain.

Accommodation
Neatly arranged and set on the ground floor of this conversion, the apartment offers a bright and spacious open plan living kitchen area, two bedrooms, the principal serviced by an en-suite shower room and an additional bathroom. The property further benefits from an allocated parking space.

Location
Leicester House was originally opened in 1903 as nurses accommodation to the Norfolk & Norwich hospital. Set within the ever-popular Fellowes Plain development, this area is ideally suited to enjoy all the benefits that Norwich City Centre and the Golden Triangle has to offer with a wealth of amenities on the doorstep including, cafe's, bars, restaurants, parks, schools and a range of independent retailers and larger shops within easy reach.

Buyers
With no onward chain, and set on the ground floor this home represents an ideal opportunity for any first time buyer, downsizer or investor looking to benefit from the spacious accommodation and convenient setting.

Our Agents View
"Leicester House is a stunning building, with this apartment benefitting from high ceilings and an abundance of light. The setting is ideal for any buyer looking to enjoy the benefits of living centrally, whilst retaining excellent transport links to the wider county and beyond"

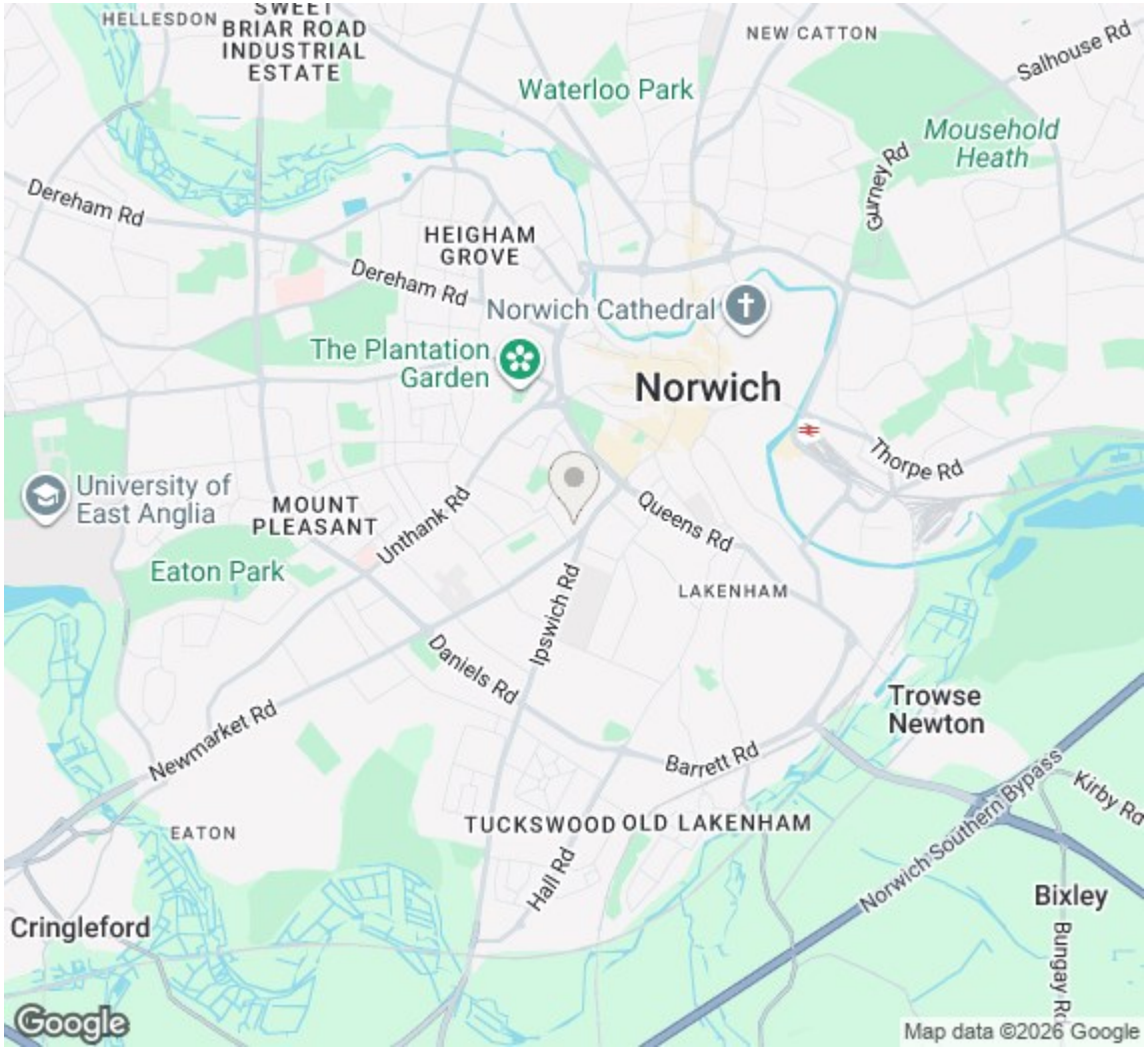
Guide price £190,000 - £200,000







THE HIGHLIGHTS___



- Guide Price £190,000 - £200,000
- Spacious, open plan living accommodation
- Two bedrooms
- Ensuite shower room and additional family bathroom
- Secure, allocated parking
- Convenient City Centre location
- No onward chain
- Internal viewing advised

Approx Gross Internal Area
60 sq m / 644 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Let's talk
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EPC RATING - C

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