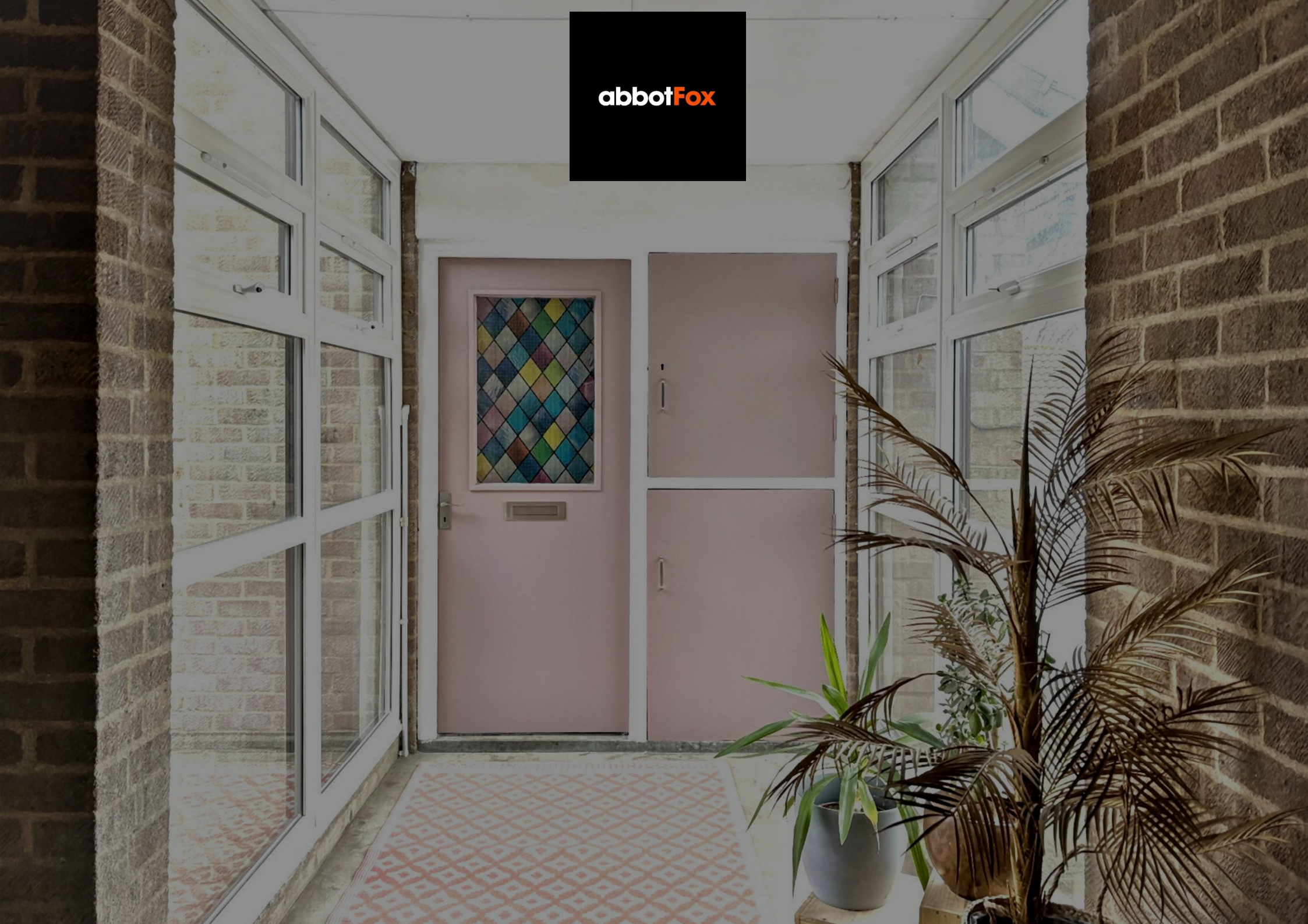


abbotFox



West Pottergate, Norwich
£1,000 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 immaculately presented and spacious second-floor apartment, ideally located within a short walk of Norwich city centre. The property benefits from gas central heating, ample storage throughout, and well-proportioned accommodation, making it ideal for professionals or sharers.

The apartment opens into a welcoming entrance hall with laminate flooring and useful built-in storage, leading through to the main living areas.

The open-plan lounge/diner is a generous and bright space, featuring high-quality laminate flooring, two radiators, and dual aspect uPVC double-glazed windows that allow plenty of natural light.

The separate kitchen is well equipped with a range of wall and base units, laminate worktops, an integrated electric oven with induction hob, stainless steel sink, tiled splashbacks, and space for both a washing machine and fridge freezer. A further storage cupboard houses the gas boiler.

There are two well-sized double bedrooms, both offering excellent natural light. The principal bedroom benefits from a fitted wardrobe, while the second bedroom includes additional built-in storage.

The modern shower room comprises a corner shower with tiled surround and sliding doors, low-level WC, vanity hand wash basin, part-tiled walls, tiled flooring, and an obscure double-glazed window.

Externally, the property includes an individual storage unit and access to a spacious communal garden.



THE HIGHLIGHTS____

- Immaculately Presented Second Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge / Diner
- Short Walk To Norwich City Centre
- Modern Shower Room
- Free Residents Permit For Car Park

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.