

abbotFox

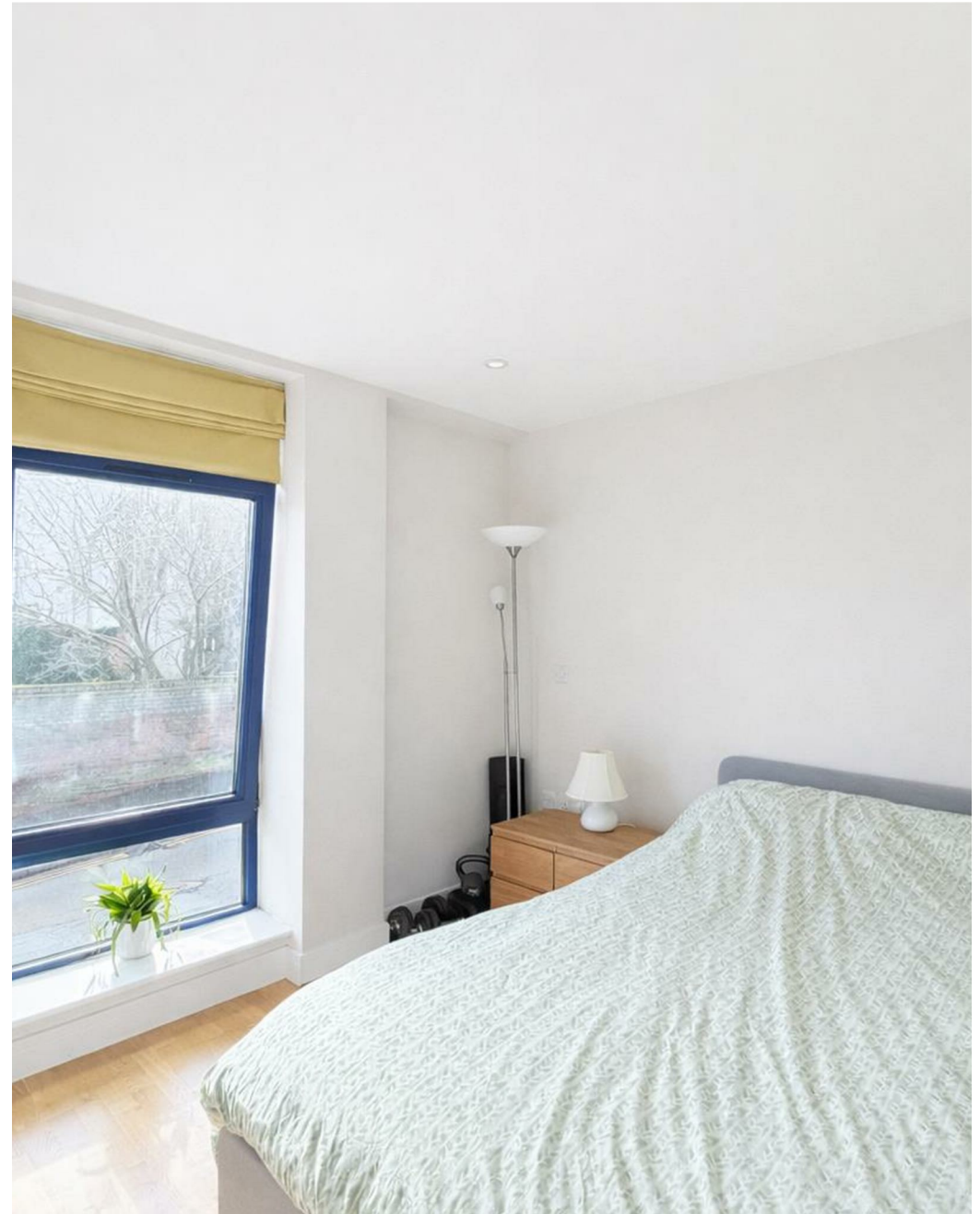


Skipper House, Norwich, NR1  
*Guide Price £130,000*

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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 present this modern ground floor, rear corner apartment, set within the popular Skipper House development and offering bright, low-maintenance living just moments from the city centre.

Accessed via a secure communal entrance, the apartment opens into a welcoming hallway complete with useful built-in storage.

The standout feature is the impressive open-plan living space. A contemporary fitted kitchen with integrated appliances flows seamlessly into the lounge and dining area, creating a sociable and practical layout. Skylights and a full-height, south-facing window flood the room with natural light, giving it a bright and airy feel throughout the day.

The property further benefits from underfloor heating throughout and ultra-fast broadband connectivity.

A well-proportioned double bedroom is served by a sleek, hotel quality modern bathroom finished in a clean, neutral style.

An excellent opportunity for first-time buyers looking to step onto the ladder, or investors seeking a strong addition to a rental portfolio in a well-connected central location, with close proximity to the Railway station and bus station.

The block has a recently awarded EWS1 Certificate, alongside all other fire safety certification.

**\*\*GUIDE PRICE £130,000 - £140,000\*\***

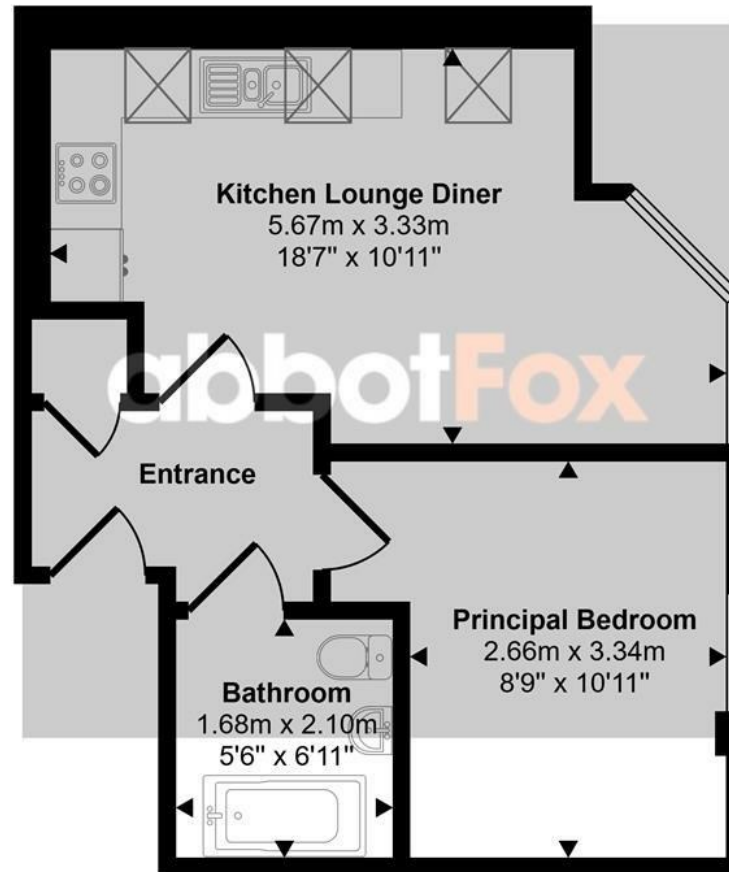




## THE HIGHLIGHTS \_\_\_\_\_

- Bright, south-facing open-plan living space
- Contemporary fitted kitchen with integrated appliances
- Skylights and full-height window providing excellent natural light
- Underfloor heating throughout
- Well-proportioned double bedroom
- Modern, neutrally finished bathroom
- Ultra-fast broadband connectivity
- Secure communal entrance
- Chain free
- EWS1 fire safety certification

Approx Gross Internal Area  
35 sq m / 382 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 -

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.