

abbotFox

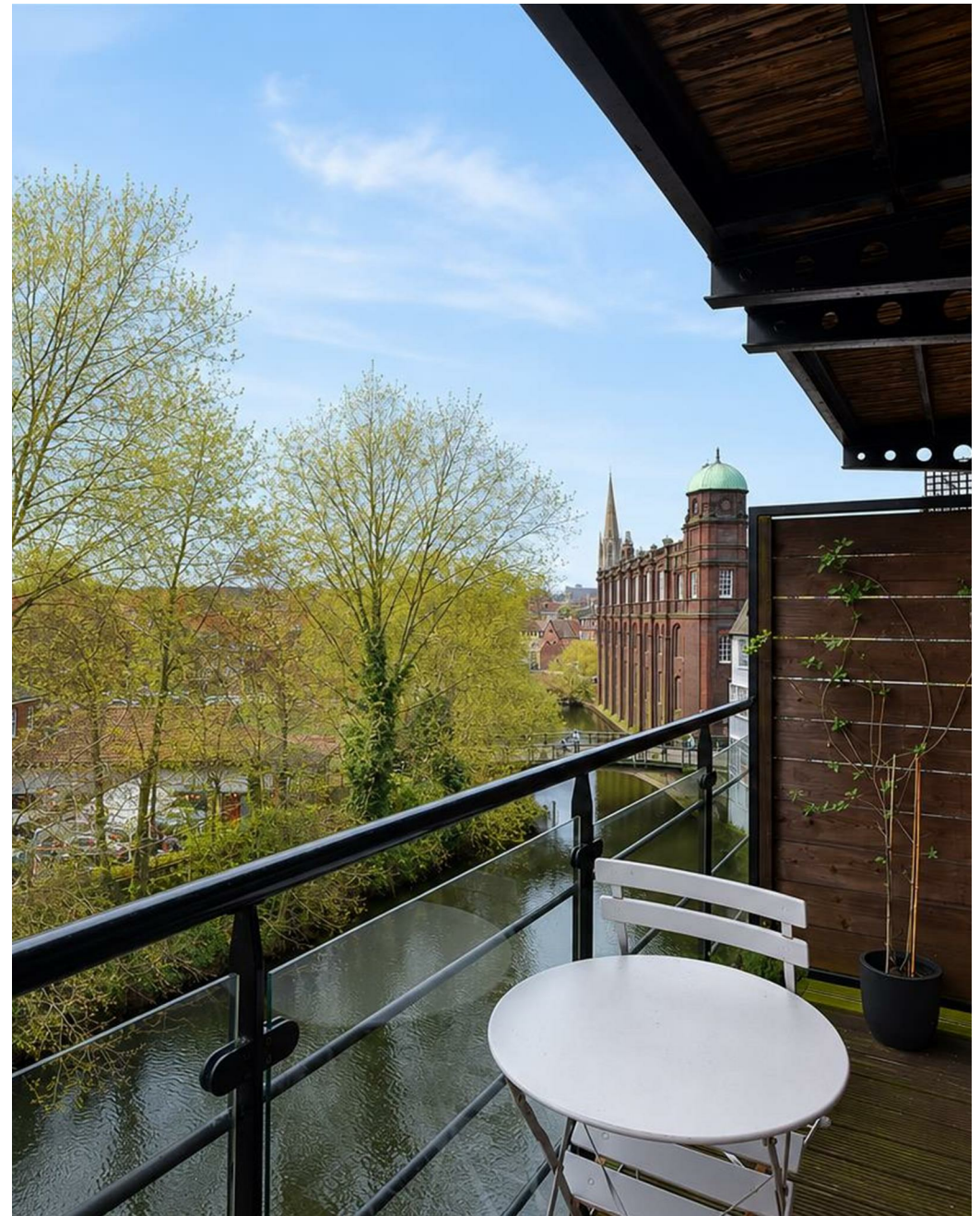


Duke Street, Norwich  
*Guide Price £180,000*

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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 stylish apartment set within the highly sought-after Dukes Palace Wharf development which offers contemporary riverside living in the heart of Norwich.

### Accommodation

The property features a bright and spacious open-plan living area, modern fitted kitchen, generous bedroom accommodation, with the principal bedroom serviced with an en-suite shower room and a well-appointed bathroom suite, all finished to a high standard throughout. Large windows allow for an abundance of natural light, from the two private balconies, whilst the development itself offers an attractive and well-maintained environment ideal for modern living.

### Location

Dukes Palace Wharf occupies a prime riverside position within Norwich City Centre, moments from an excellent selection of restaurants, cafés, bars and retail amenities. The nearby River Wensum provides picturesque surroundings and scenic walks, whilst Norwich train station and the Riverside development are both within easy reach. The combination of waterside living and city convenience makes this one of Norwich's most desirable apartment locations.

### Buyers

Perfectly suited to professionals, investors and downsizers alike, the practical layout and low-maintenance nature of the property provide flexible living options. The central location ensures excellent access to schooling, transport links and leisure facilities, making it ideal for a variety of lifestyles.

### Our Agent's View

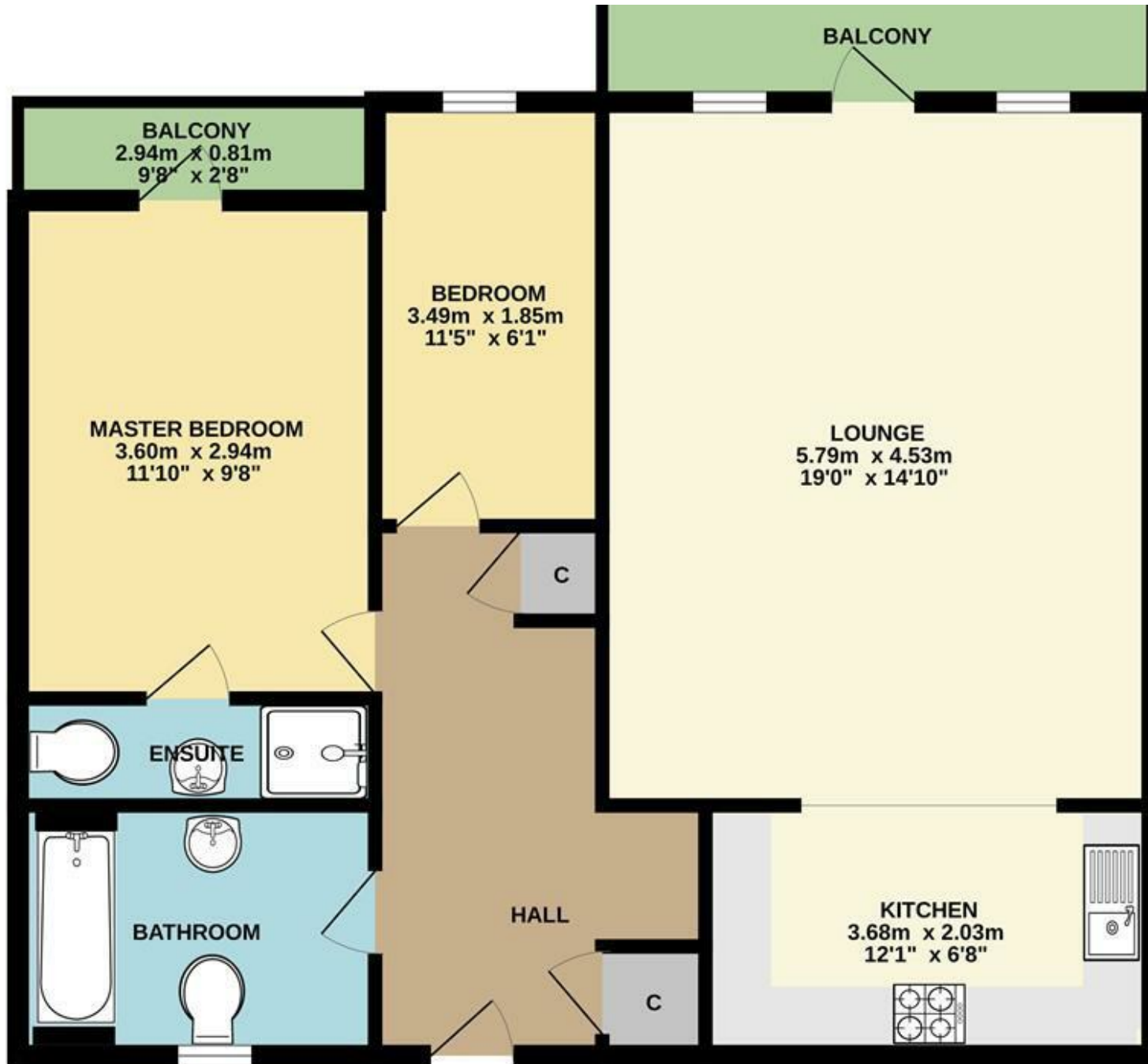
"Dukes Palace Wharf remains one of Norwich's standout apartment developments thanks to its riverside setting and exceptional access to the city centre. This apartment offers stylish, modern accommodation in a location that continues to be highly sought after by both owner occupiers and investors alike."





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

- Purpose built apartment
- River and Cathedral views
- Two private balconies
- Generous living accommodation
- Two bedrooms
- Convenient location
- Ideal investment opportunity
- Viewing advised
- Guide £180,000 - £190,000



*Let's talk*

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**EPC RATING - C**

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