
abbotFox

St James Quay,
*Asking Price £325,000*

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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**






CAFE
CHOCOLAT
CAFE





# THE DETAIL___

abbotFox presents this chain free, purpose built apartment which offers far reaching views, and a convenient setting.

Accommodation
Set on the fifth floor of the popular Pullman Building, this apartment offers neatly arranged accommodation comprising; entrance hall, with utility cupboard, two generously proportioned bedrooms, with the principal bedroom benefitting from a stylish en-suite shower room and a family bathroom. The spacious open plan living area is well-appointed and leads to a private balcony with far-reaching views to Mousehold Heath and the River Wensum. The property further benefits from an allocated parking space.

Location
Set within easy reach of Norwich City Centre that offers a wealth of amenities, including bars, cafe's restaurants, independent retailers and larger stores, this home affords an exceptional degree of convenience. Norwich Railway station is set within walking distance along the Riverside walkway, ideal for commuters. The building itself is set on Printworks drive, and offers a sociable community feel, along with exceptionally well-maintained communal areas.

Buyers
Perfect for those looking to downsize and enjoy the peace and tranquillity of the river and the views, whilst retaining the convenience of City Living, this home would equally suit a professional couple looking for low-maintenance living.

Our Agents View
"An ideal opportunity for any buyer looking to enjoy the convenience of City living, commuters of fr those looking to enjoy a sense of peace within the hustle and bustle of City life, this home demands an internal viewing to be appreciated."





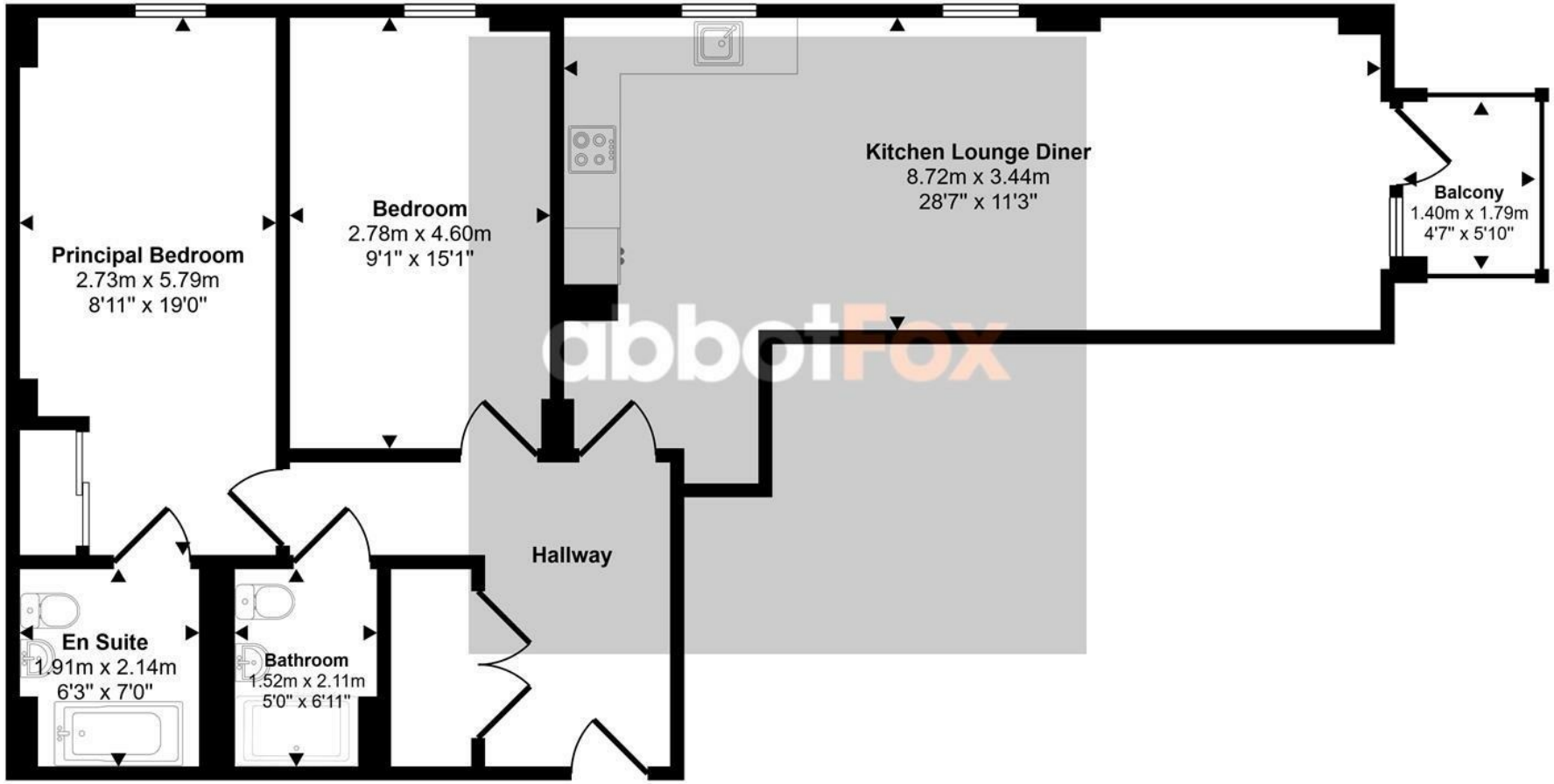

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# THE HIGHLIGHTS___

- Fifth floor apartment with lift access
- Principal bedroom with en-suite shower room
- Private balcony with elevated views
- Contemporary fitted kitchen
- Secure entry system
- Allocated parking
- Convenient location with easy access to City Centre
- Well maintained communal areas
- No onward chain
- Internal viewing advised

Approx Gross Internal Area
84 sq m / 901 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 - B

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