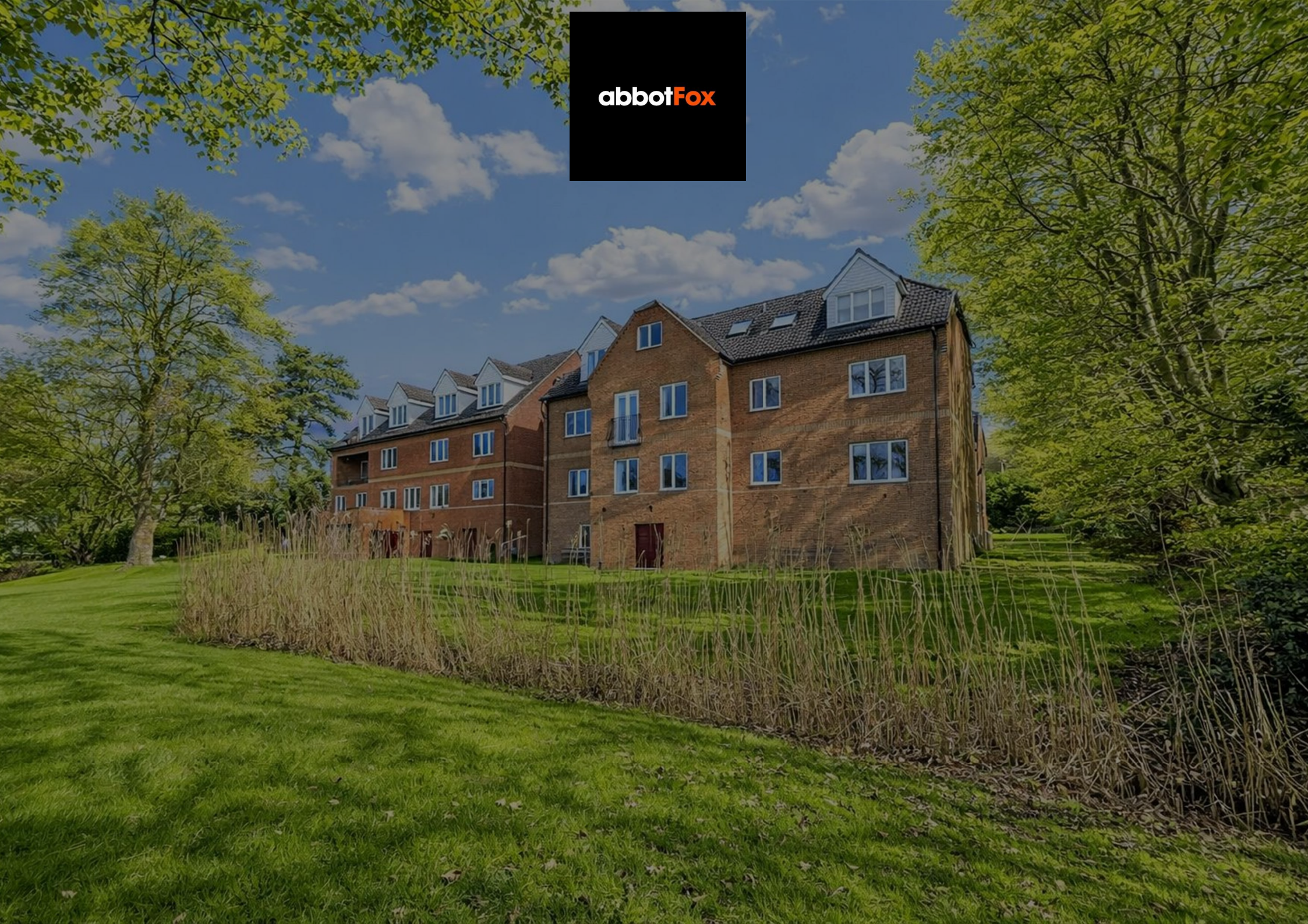


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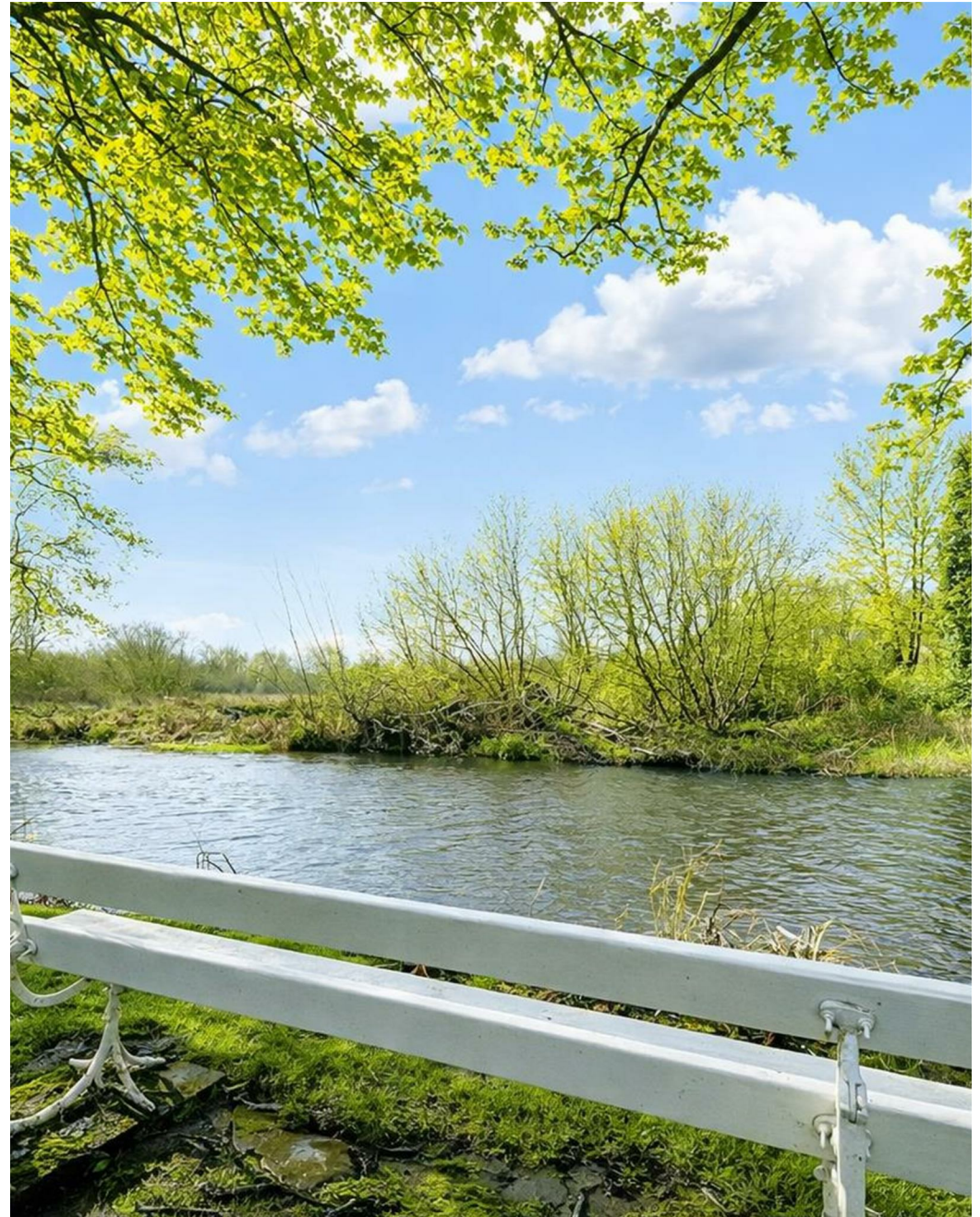


The Waterside, Hellesdon, Norwich  
*Offers In Excess Of £200,000*

“

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 spacious, purpose built ground floor apartment with river and countryside views to the rear. Set in the popular area of Hellesdon this home affords a rural feel with its outlook, whilst offering a high degree of convenience with a wealth of local amenities within easy reach and with excellent transport links into Norwich City Centre.

The apartment itself comprises an inviting entrance hall, lounge diner, kitchen with fully integrated appliances, two generous bedrooms and a family shower room. The property also offers allocated parking set immediately outside the apartment, and a secure store situated beneath the building. Residents of this development, also have access to stunning, well maintained communal grounds which lead to the river Wensum with boating and fishing rights included for all residents.

An exceptional home for any buyer looking for peace and tranquillity, whilst remaining within easy reach of amenities, an internal viewing comes highly recommended.

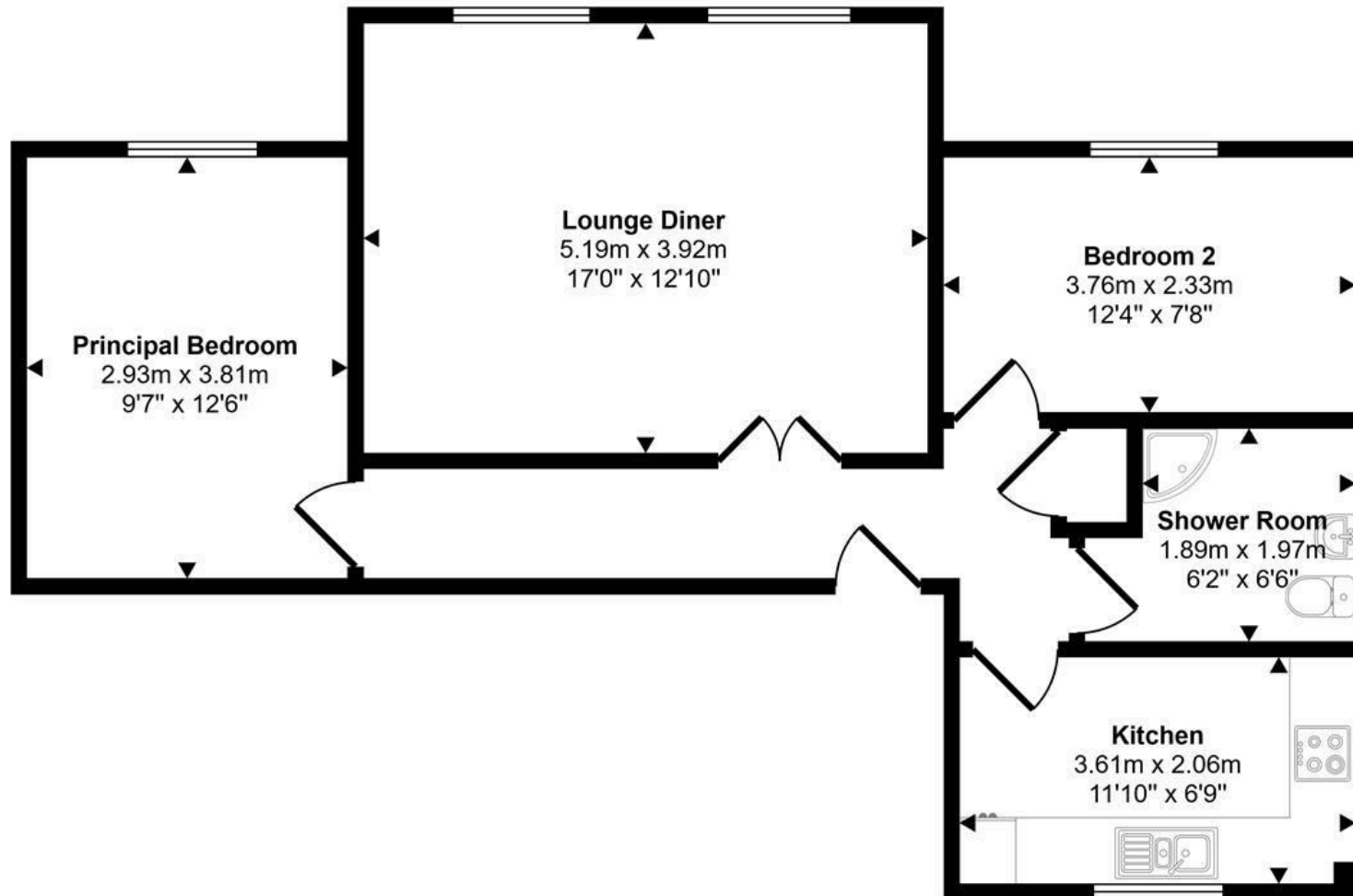




## THE HIGHLIGHTS \_\_\_\_\_

- Ground floor apartment
- Two bedrooms
- River and countryside views
- Generous living accommodation
- Allocated parking
- Viewing advised
- Vendor has found

Approx Gross Internal Area  
63 sq m / 678 sq ft



Floorplan

*Let's talk*

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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

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.