

abbotFox



Pullman Building, NR3  
*Asking Price £335,000*

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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 fifth floor apartment, offering a contemporary living space ideal for modern lifestyles.

The property has been thoughtfully designed to maximise both space and natural light, with the heart of the home centred around a generous open plan living area. This inviting space provides the perfect setting for both everyday living and entertaining, complemented by a sleek, well-appointed kitchen fitted with a range of modern units and integrated appliances and allowing access to the private balcony, which offers views towards Mousehold Heath and the River Wensum.

The apartment features two well proportioned bedrooms, with the principal bedroom offering a comfortable retreat and en suite facilities, while the second bedroom provides versatile accommodation, ideal for guests, a home office, or additional living space. A contemporary bathroom suite completes the internal accommodation.

Occupying an elevated position on the fifth floor, the property enjoys a pleasant outlook, while further benefits include lift access, secure entry system, and well-maintained communal areas.

Situated within a popular and convenient residential location, the property offers easy access to a range of local amenities and transport links, making it an excellent opportunity for both owner occupiers and investors alike.

Offered to the market with no onward chain, an internal viewing comes highly recommended.



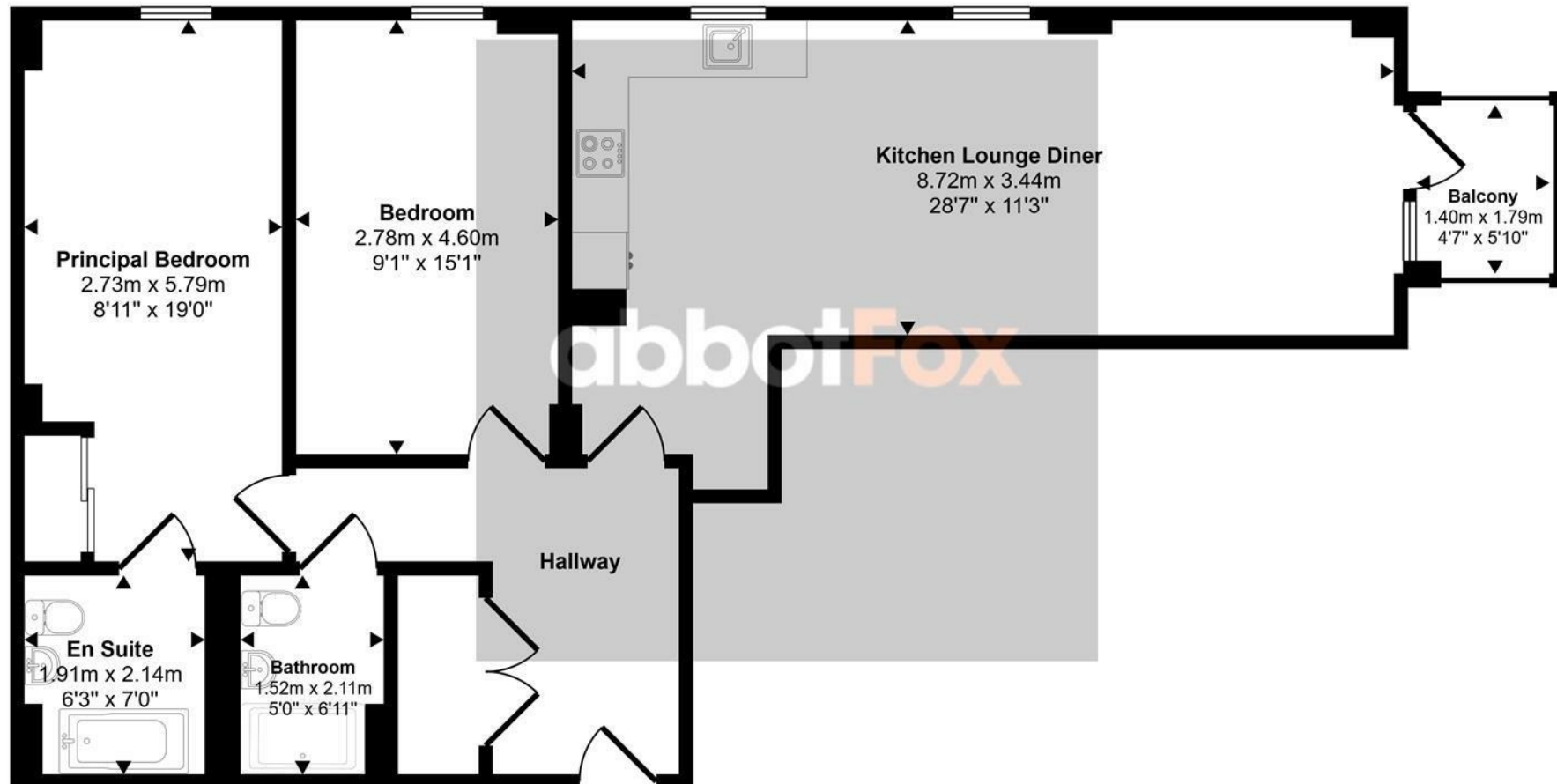




## THE HIGHLIGHTS\_\_\_\_\_

- 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*

01603 660000

[sales@abbotfox.co.uk](mailto:sales@abbotfox.co.uk)

@abbotfox

EPC RATING -

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