



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer – In accordance with the Property Misdescriptions Act, the company 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 intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

TOTAL APPROX. FLOOR AREA 42.7 SQ.M. (460 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Pottergate | Norwich | NR2
Guide Price £135,000



abbotFox presents this chain free, top floor city centre apartment. Affording a sense of peace you wouldn't expect to find in such a central location, this home sits within part of a conversion of a period property and offers a convenience hard to match.

With secure telecom entry to the building, the property itself comprises of an inviting entrance hall, open plan living accommodation, bathroom and spacious double bedroom, which offers views over church top views to the rear. An ideal opportunity for any first time buyer or buy-to-let investor, an internal viewing comes highly recommended.

Agents note: We have been advised that parking, within the secure gated development, is available at an additional cost.

Guide Price - £135,000 - £140,000

