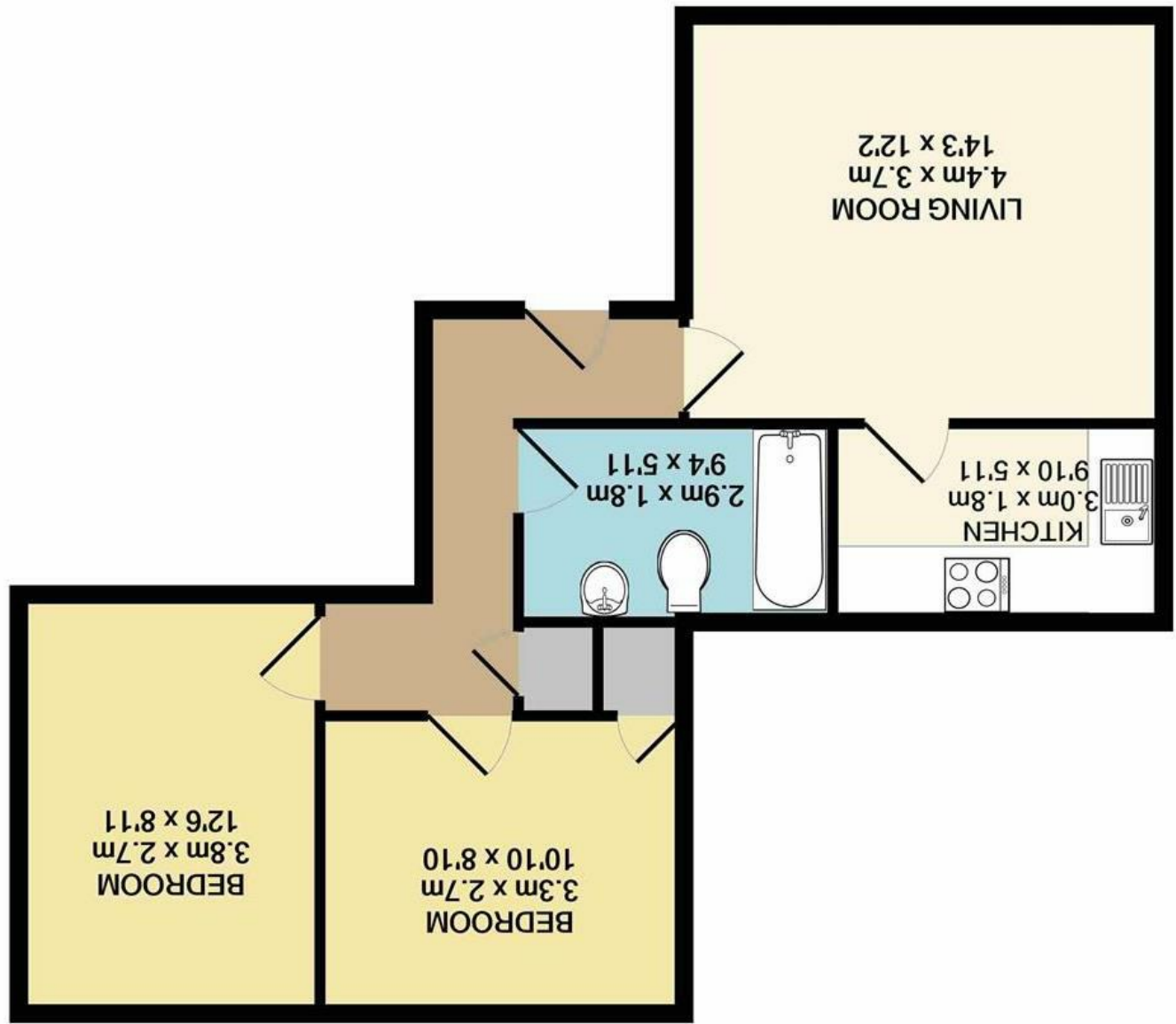


Whist every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL APPROX. FLOOR AREA 52.9 SQ.M. (570 SQ.FT.)



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.

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

Energy Efficiency Rating



The Waterside | Norwich | NR6
 Guide Price £170,000 - £180,000

abbotFox presents this spacious ground floor apartment. Located within a sought after residential development, that offers a sense of country living within easy reach of Norwich City Centre and a variety of local amenities, this is an ideal opportunity for any buyer looking to downsize. With accommodation comprising of an inviting entrance hall, spacious lounge, kitchen, two double bedrooms and a family bathroom, this home also offers allocated parking. Sitting within well maintained communal grounds with access to the river frontage, perfect for enjoying the spring and summer months. An internal viewing comes highly recommended.

Guide price £170,000 - £180,000

