

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.



Geoffrey Watling Way| Norwich| NR1
Guide Price £240,000



abbotFox presents a luxury apartment within easy reach of the Centre and Norwich train station. The property features two double bedrooms, a modern fitted kitchen, spacious sitting room, family bathroom and master en suite. The property benefits from a larger than average balcony which offers an ideal opportunity for any investment buyer.

The historic City Centre of Norwich is a vibrant place to live. Offering an exciting nightlife and a variety of amenities such as; shops, cafes, restaurants, two popular shopping malls, recreational areas, public houses, a busy market place, doctor and dental surgeries, beauty salons and boutique shopping in the numerous lanes and cobbled streets with the two magnificent cathedrals and dominant castle providing a wealth of history dating back to the Norman times. All levels of schools are within walking distance including private, college and university level education. Travelling is a breeze through the many transport links Norwich has to offer, including trains to London Liverpool Street, Cambridge, Nottingham and the beautiful Norfolk Coast Line. A variety of bus routes makes travelling to all areas outside of the City easy and convenient for all and the popular Norwich Car Club offers an alternative to public transport giving even more freedom of travel to Norwich's residents. To the north of the City is the Norwich International Airport providing transportation to a variety of destinations outside of the UK.

