



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	

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TOTAL APPROX. FLOOR AREA 75.7 SQ.M. (815 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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Paper Mill Yard | Norwich | NR1
Guide Price £200,000



abbotFox presents this generously proportioned ground floor apartment being offered with no onward chain. Accommodation features a master bedroom (with en-suite), guest bedroom, open plan lounge dining room, modern kitchen and bathroom. Benefiting from allocated parking, lift access and a convenient position close to the train station and A47 bypass. Offered to the market with no onward chain, this is an ideal opportunity for any first time buyer or buy-to-let investor.

The centre of Norwich boasts two modern shopping malls, a bustling market place 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. The property also benefits from being close to Norwich Train Station with its regular links to Cambridge and London.

