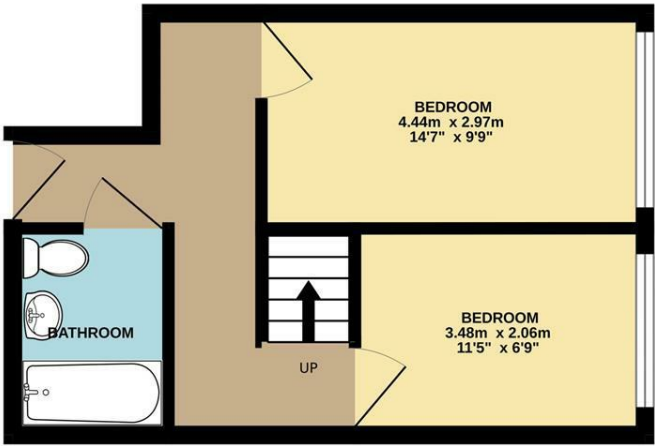


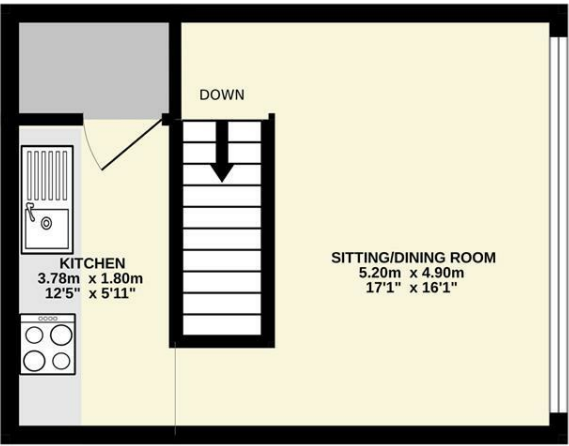
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

GROUND FLOOR
23.3 sq.m. (251 sq.ft.) approx.



1ST FLOOR
21.6 sq.m. (232 sq.ft.) approx.



TOTAL FLOOR AREA : 78.1 sq.m. (841 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Upper King Street | Norwich | NR3
£190,000



abbotFox presents this stylish, duplex apartment. Situated within the heart of Norwich City Centre, within the popular St Cuthberts House development, this home offers a convenience hard to match. Accommodation is over two floors, with the lower level offering an inviting entrance hall, two bedrooms and a family bathroom. The upper floor offers a generous lounge diner and stylish kitchen. Offered to the market with no onward chain, this property represents an ideal opportunity for any first time buyer or buy-to-let investor, with an internal viewing highly recommended.

Guide price £190,000 - £200,000

