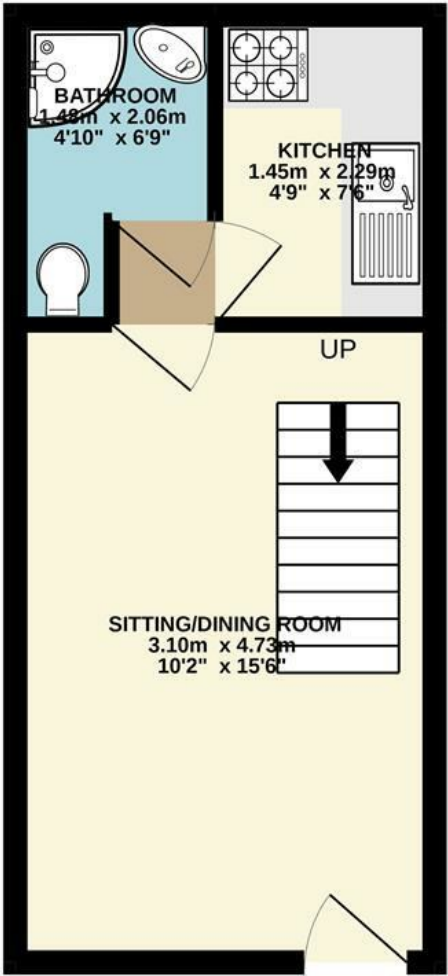


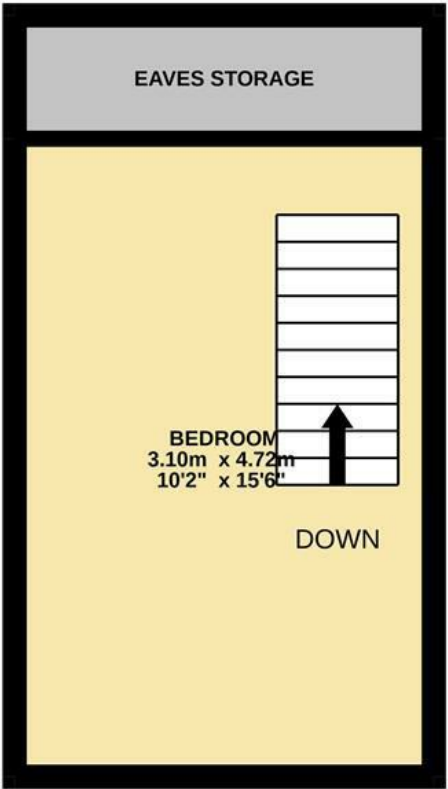


Mandells Court | Norwich | NR3
Guide Price £100,000

GROUND FLOOR
21.8 sq.m. (234 sq.ft.) approx.



1ST FLOOR
17.5 sq.m. (188 sq.ft.) approx.



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		
	67	74
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 FLOOR AREA : 39.3 sq.m. (423 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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abbotFox present this well-maintained studio duplex apartment located just off Princes Street and situated close to Norwich Cathedral, Tombland and Elm Hill, nearby restaurants and Norwich City Centre Shops, also walking distance of train station and bus station. The property offers, open plan living space, kitchen, shower room and bedroom with eaves storage. This is an ideal purchase for investors or first-time buyers call and is offered with no chain.

Guide price £100,000 - £110,000

