



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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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Rouen Road | Norwich | NR1  
Offers In Excess Of £98,000



abbotFox presents this spacious, one bedroom apartment. Situated within a short walk of Norwich City centre and a wealth of local amenities at the nearby Riverside development, this home affords a convenience hard to match. Accommodation comprises; entrance hall, lounge diner, kitchen, double bedroom (with Cathedral views), bathroom and cloakroom. An ideal home for any buyer looking to enjoy City living, an internal viewing comes highly recommended.

