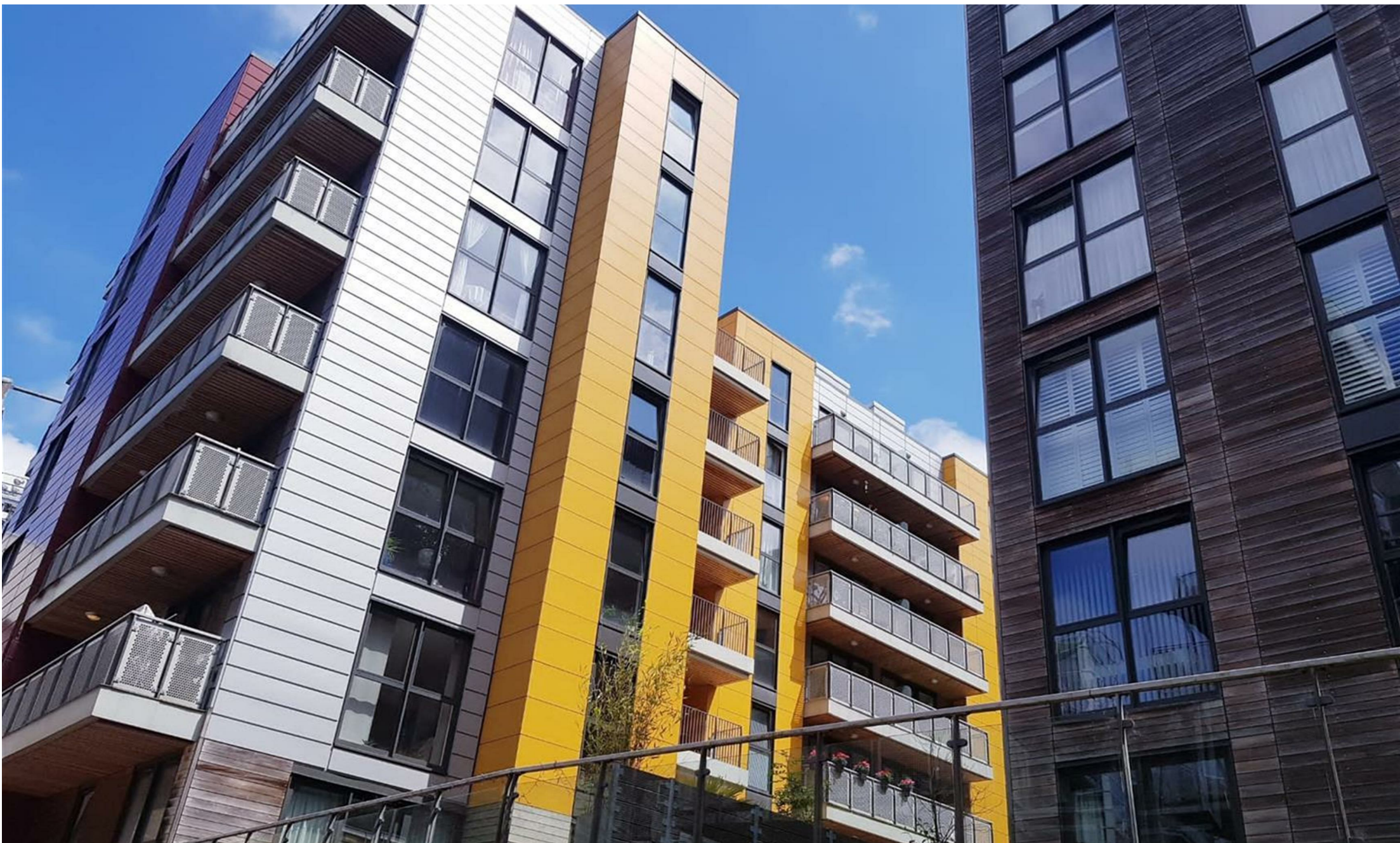




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	80	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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
Offers In Excess Of £185,000

The logo for AbbotFox, featuring the word "abbot" in white and "Fox" in orange, set against a dark blue square background.

abbotFox presents this stylish, purpose built apartment within easy reach of the train station and city centre. This property boasts a generous double bedroom, modern fitted kitchen, spacious sitting room, family bathroom and large balcony with river views. The property also benefits from secure underground parking and is being offered chain free. An ideal opportunity for any first time buyer or buy-to-let investor, an internal viewing comes highly recommended.