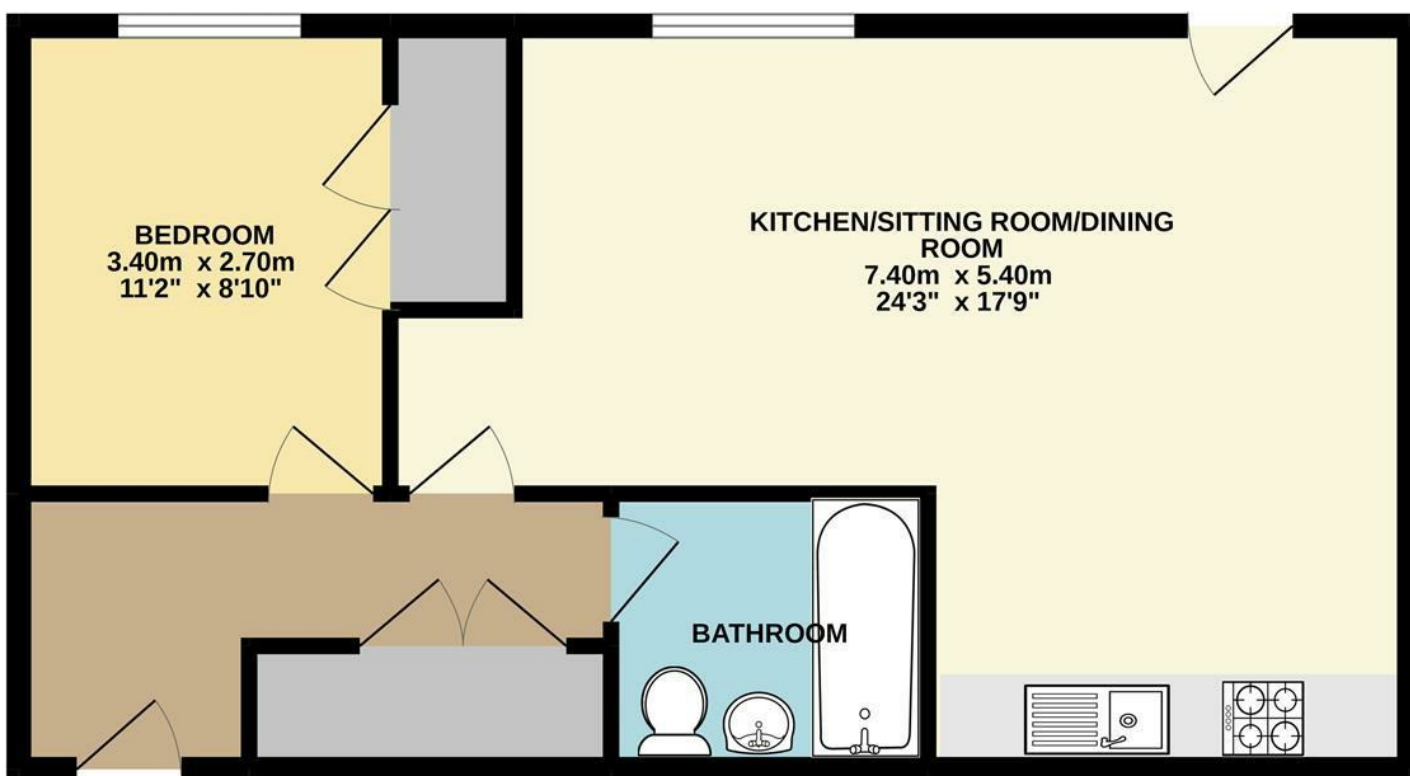




Maidstone Road | Norwich | NR1  
 Guide Price £155,000

abbotFox

GROUND FLOOR  
 54.6 sq.m. (588 sq.ft.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	80
<b>England &amp; Wales</b>	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 : 54.6 sq.m. (588 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 presents this stylish City Centre apartment. Having been thoughtfully improved by the current owners, this property would make an ideal opportunity for any first time buyer or buy-to-let investor. Accommodation comprises an inviting entrance hall, generous open plan living area, double bedroom and family bathroom. Situated within the heart of Norwich City Centre, this apartment also benefits from a secure allocated parking space. An internal viewing comes highly recommended.

Guide Price: £155,000 - £165,000

Agents Note: Internal photographs to follow along with confirmation of lease length and associated charges

