



Geoffrey Watling Way| Norwich| NR1
Offers In Excess Of £260,000



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		82	82
(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			
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.

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 exceptional, fifth floor apartment. Overlooking the River Wensum, this home has been exceptionally well maintained by the current owners since its construction. Accommodation comprises; entrance hall, with storage cupboards, two spacious double bedrooms, with an en-suite to master, family bathroom and generous open plan living accommodation. The property further benefits from a private balcony. With the popular Riverside development, Norwich City Centre and the train station within easy reach, this home offers a high degree of convenience for any purchaser. An internal viewing comes highly recommended.

