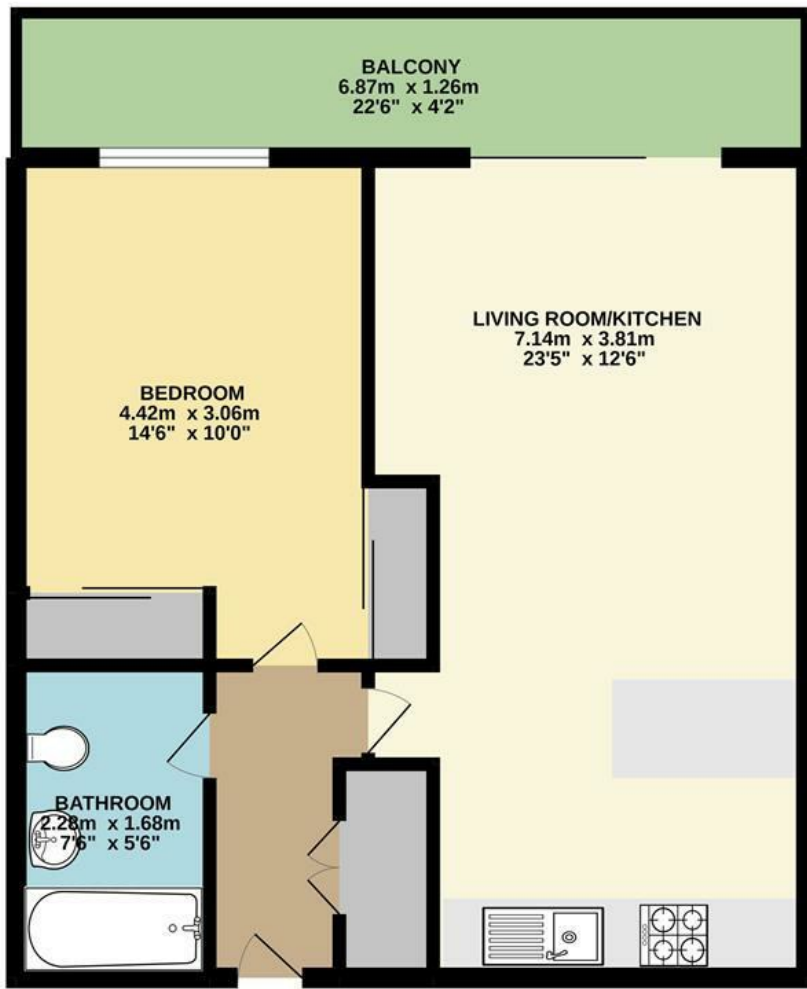


GROUND FLOOR
49.1 sq.m. (528 sq.ft.) approx.



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			
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: 49.1 sq.m. (528 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.
Made with Metropix 5/2022



Geoffrey Watling Way | Norwich | NR1
Guide Price £180,000



abbotFox presents this chain free, purpose built apartment. Located on the top floor of this sought after block, this stylish apartment represents an ideal opportunity for any first time buyer or buy-to-let investor. With the property offering a spacious balcony, and secure allocated parking, the internal accommodation comprises of an inviting entrance hall, spacious open plan living accommodation, double bedroom and bathroom. An internal viewing comes highly recommended.

Guide Price £180,000-£190,000

