



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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	

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Cotterall Court | Norwich | NR5  
 Offers In Excess Of £140,000



abbotFox presents this purpose built apartment. With two double bedrooms, this spacious and adaptive first floor apartment will not disappoint. Comprising of a large lounge dining room, fitted kitchen, modern bathroom and separate WC. The property also boasts gas central heating and double glazed windows. An ideal opportunity for any first time buyer or buy-to-let investor, an internal viewing comes highly recommended.

Situated to the west of Norwich, the property is conveniently located for the University of East Anglia and the Norfolk and Norwich Hospital. There are local shops, supermarkets and schools within the area as well as public parks, woodlands and easy access to the Longwater Retail Park, A47 and A11.

