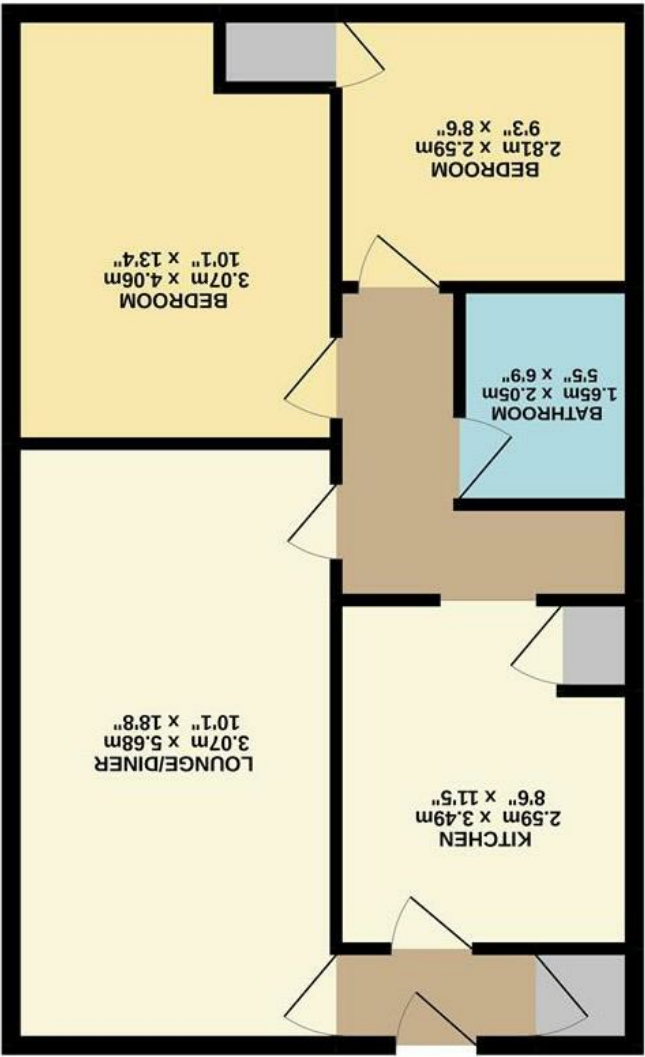




Old Palace Road | Norwich | NR2
Guide Price £145,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	A (92 plus)	73
	B (81-91)	
	C (69-80)	
	D (55-68)	
	E (39-54)	
	F (21-38)	
	G (1-20)	
	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.



GROUND FLOOR
57.3 sq.m. (616 sq.ft.) approx.

TOTAL FLOOR AREA : 57.3 sq.m. (616 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 ground floor apartment. Located within easy reach of Norwich City Centre and a variety of local amenities, this is an ideal opportunity for any first time buyer or buy-to-let investor. Having been thoughtfully improved by the current owners, this home offers a private entrance, re-fitted kitchen, spacious lounge with French doors to communal gardens, two bedrooms and a stylish shower room. An internal viewing comes highly recommended to appreciate this home.

