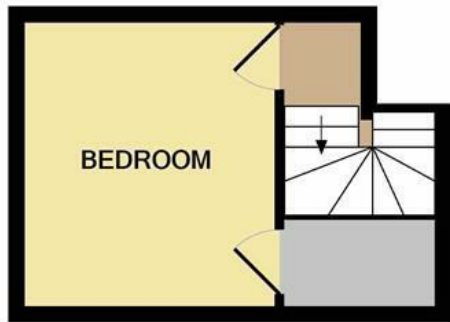


GROUND FLOOR  
APPROX. FLOOR  
AREA 37.7 SQ.M.  
(405 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 12.7 SQ.M.  
(137 SQ.FT.)

TOTAL APPROX. FLOOR AREA 50.4 SQ.M. (542 SQ.FT.)

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 |  |                         |           |
| <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.



Maidstone Road | Norwich | NR1  
Offers In Excess Of £185,000



abbotFox presents this two-bedroom first-floor apartment set in a desirable location moments away from the city centre and train station this stunning duplex apartment offers a contemporary lifestyle with an underground parking space.

The property is ideally located in Norwich city centre, close to the busy shopping malls at Chapelfield and Norwich Castle and is less than half a mile away from Norwich train station, which runs regular services to Cambridge, London and the beautiful Norfolk coast.

