



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 APPROX. FLOOR AREA 46.6 SQ.M. (502 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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Scott Road | Norwich | NR1  
Guide £150,000







abbotFox presents this ideal first time buy or investment opportunity. Offered to the market with no onward chain, this property is ideally situated within the popular Thorpe Park development, which offers easy access to Norwich City Centre, the train station and a wealth of local amenities.

This first floor apartment comprises an inviting entrance hall, spacious lounge diner, kitchen, private balcony, two bedrooms and a bathroom. With an allocated parking space and access to well maintained communal grounds, an internal viewing comes highly recommended.

