



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC

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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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St Matthews Road | Norwich | NR1  
Offers In Excess Of £155,000



abbotFox presents this stylish ground floor apartment, only moments from the city centre. This modern one bedroom apartment offers a modern fully fitted kitchen, lounge/diner, double bedroom with en-suite and allocated parking. This property is an ideal opportunity for any first time buyer or buy-to-let investor with an internal viewing highly recommended.

Set in the popular Thorpe Hamlet area of Norwich, close to Riverside Road and the beautiful grounds of the majestic Cathedral, the property is within walking distance of the city centre, Norwich railway station, Riverside Complex and popular woodland walks.

