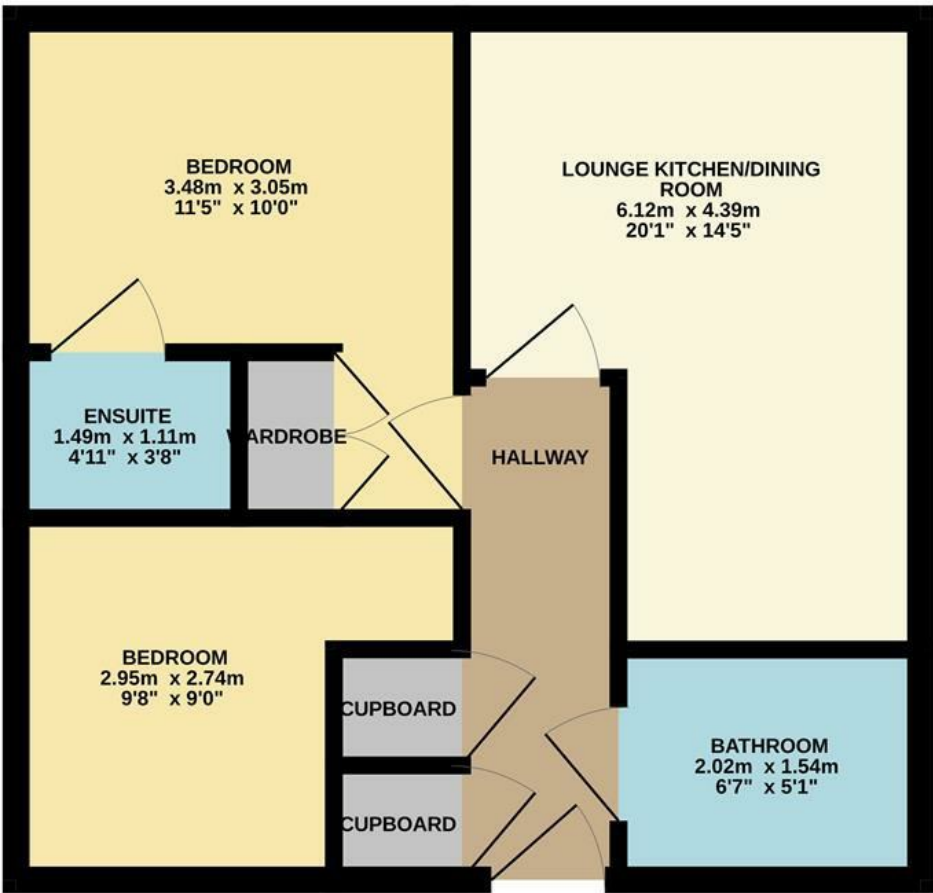




Sprowston | Norwich | NR7  
 Guide Price £180,000 - £190,000

GROUND FLOOR



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>84</b>               | <b>84</b> |
| (69-80) <b>C</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 |           |

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.

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 immaculate two bedroom first floor Hopkins Homes built apartment.

Accommodation briefly comprises; a welcoming communal entrance with stairs to the first floor where the apartment can be found. A good sized entrance hall with storage, two double bedrooms, both featuring built in wardrobes, the principal bedroom with an en suite, a well proportioned 'L shaped' lounge kitchen dining room. There is a family bathroom off of the hallway also.

The apartment comes complete with two allocated car parking spaces. As well as the benefit of visitors spaces.

The property is enviably located over looking fields and out towards Sprowston Manor Hotel which has an 18 hole golf course, gym and pool. In the opposite direction, within walking distance is White House Farm a farmshop and butchers with a popular restaurant/cafe attached.

