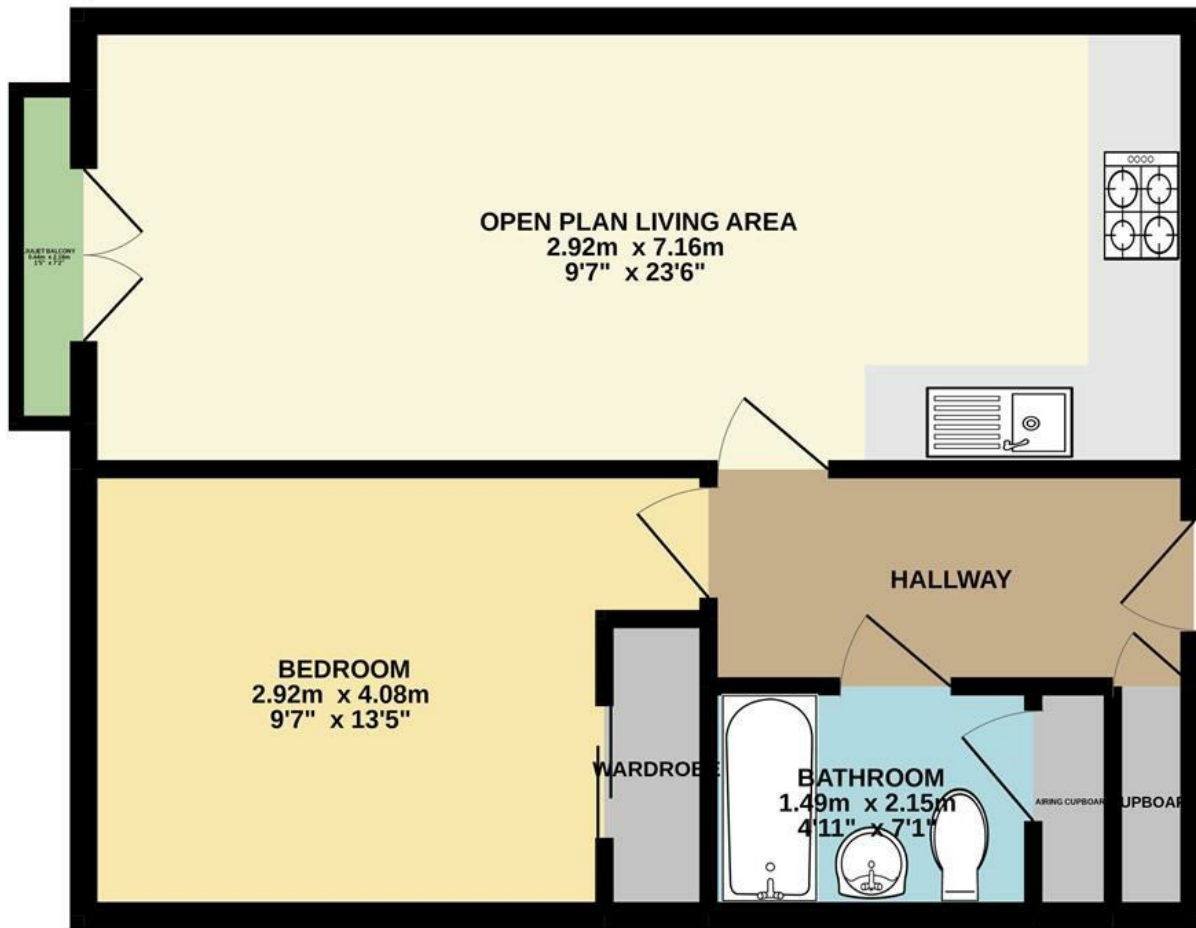


**GROUND FLOOR**  
42.4 sq.m. (457 sq.ft.) approx.



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.

TOTAL FLOOR AREA: 42.4 sq.m. (457 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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St. Stephens Road | Norwich | NR1  
Guide Price £160,000



abbotFox presents this spacious one bedroom apartment. Located within the popular development, The Pavilion, which offers easy access to Norwich City Centre and a variety of local amenities. With the accommodation comprising of an inviting entrance hall, open plan living accommodation, double bedroom and a family bathroom, this is an ideal opportunity for any first time buyer or buy-to-let investor. An internal viewing comes highly recommended.

