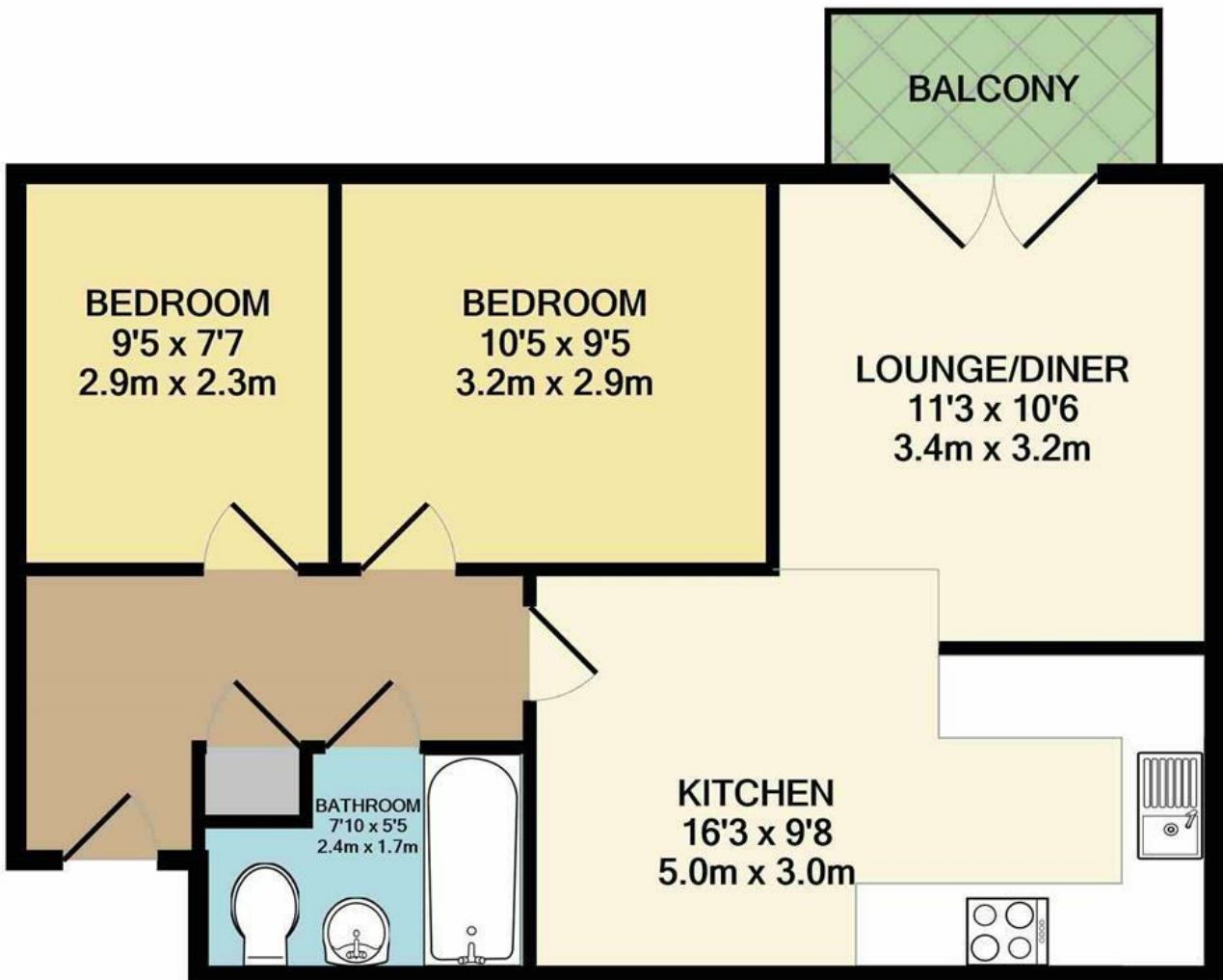




| Norwich | NR3
 Guide Price £160,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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 532 SQ.FT. (49.4 SQ.M.)

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

abbotFox presents this modern first floor apartment. Situated within the popular NR3 area of Norwich, this home is ideally located within easy reach of a wealth of local amenities, including parks, schools, pubs, cafe's and also allows easy access into Norwich City Centre.

Offering generous open plan living accommodation and a private balcony to complement the two double bedrooms, this property offers an ideal opportunity for any first-time buyer or buy-to-let investor. Having been well maintained by the current owners this property demands an internal viewing to be appreciated.

The highly sought after NR3 area of Norwich sits just north of the City Centre, providing a range of amenities such as; shops, public houses, Waterloo Park, restaurants, Hollywood Cinemas and the Anglia Square shopping centre, which has recently been approved for renovation. The vibrant City of Norwich is accessible by foot or a variety of regular bus routes are available including services to the City Centre, University of East Anglia, Norwich & Norfolk Hospital, Attleborough and many more making this location highly convenient for travelling in and around Norwich and the county of Norfolk.

