

GROUND FLOOR
65.1 sq.m. (700 sq.ft.) approx.



TOTAL FLOOR AREA : 65.1 sq.m. (700 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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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.



Wherry Road | Norwich | NR1
Offers In Excess Of £190,000



abbotFox presents this spacious, two bedroom apartment. An ideal investment opportunity or first time buy, this home is ideally situated within easy reach of Norwich City Centre, the train station and a wealth of facilities within the popular Riverside development. Situated on the first floor, the accommodation comprises; entrance hall, open plan living accommodation, two double bedrooms, en-suite shower room and family bathroom. The property also offers an exceptional private terrace and a secure, allocated parking space. An internal viewing comes highly recommended.

The property is located in an affluent development, within a short walk of Norwich city centre with its blend of historical buildings and modern shopping malls and close to the Riverside Complex offering cinema, bars and restaurants.

