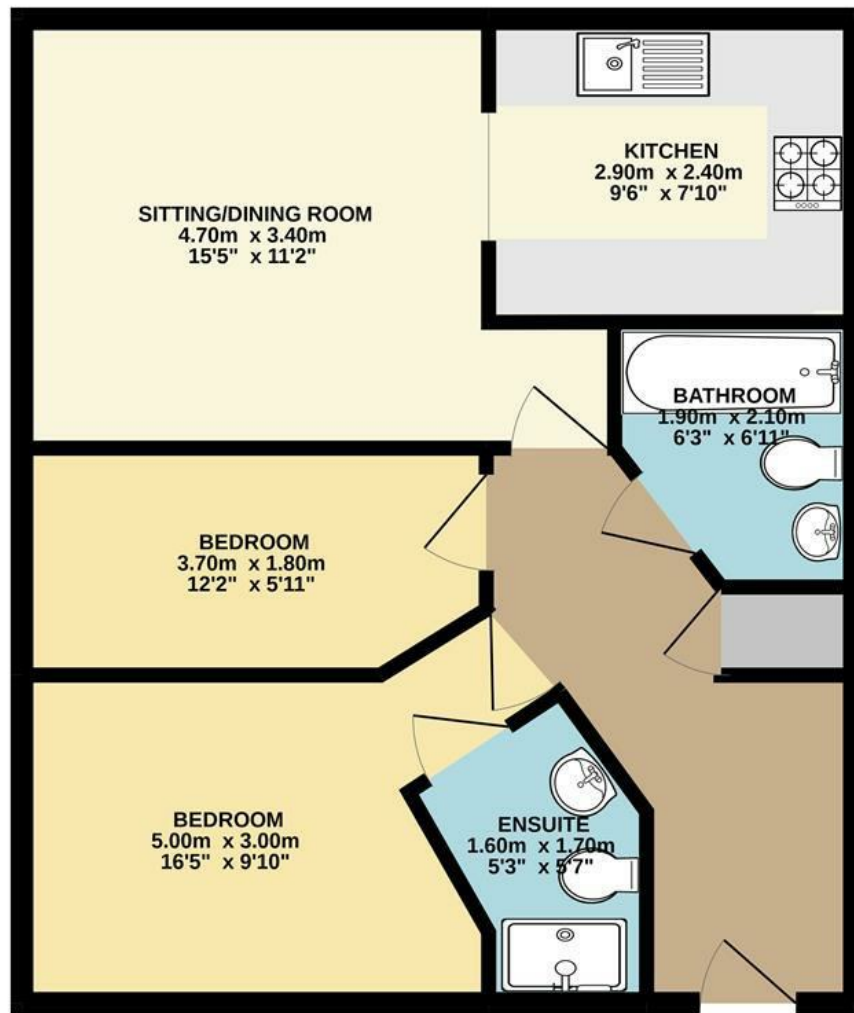


GROUND FLOOR  
51.5 sq.m. (554 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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 FLOOR AREA : 51.5 sq.m. (554 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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Cordwainer Close | Norwich | NR7  
Offers In Excess Of £170,000



abbotFox presents this stylish two bedroom apartment. Located within a popular development in the sought after residential location of Sprowston, this home has been exceptionally well maintained by the current owners since its construction. With accommodation comprising of two bedrooms, en suite to master and family bathroom, as well as open plan living space, this home also benefits from allocated parking. An ideal first time buy, this home demands an internal viewing to be appreciated.

