



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	80
(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	

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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  
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Dukes Court | Norwich | NR2  
Offers In Excess Of £160,000

The logo for AbbotFox, featuring the word "abbot" in a dark blue font and "Fox" in a bold, orange font, set against a dark blue square background.

abbotFox presents this two bedroomed city centre apartment offering allocated parking, generous lounge dining room and modern kitchen. Being sold with no onward chain this property will make an ideal purchase for a any first time buyer or buy-to-let investor.

The property is situated close to the heart of Norwich city centre which boasts historical architecture, modern designed shopping malls and a bustling market place. It also benefits from pretty lanes offering boutique shopping, a wide range of popular cafes and bars and a wide variety of restaurants.