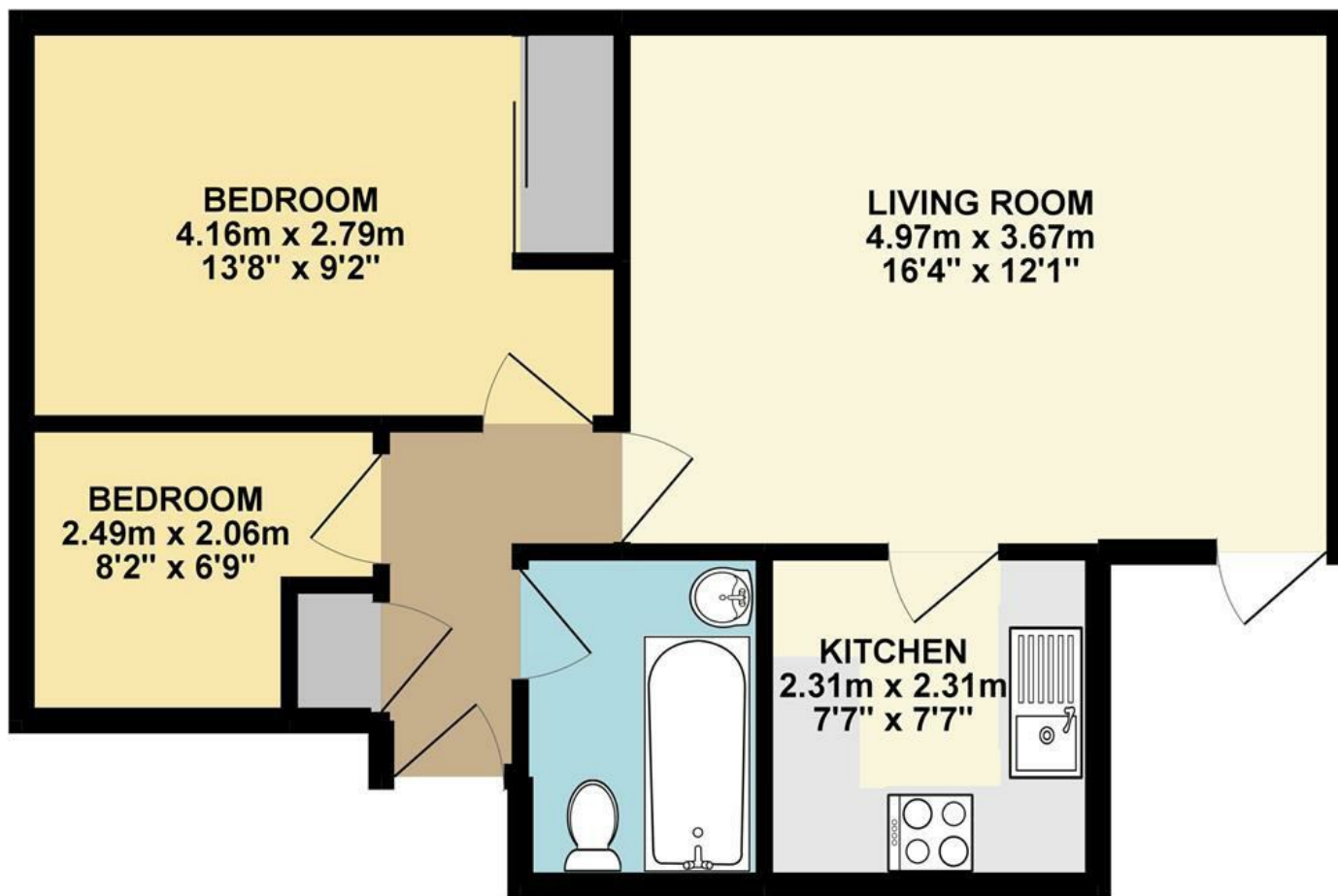


GROUND FLOOR 47.24 sq. m.  
( 508.50 sq. ft. )



TOTAL FLOOR AREA : 47.24 sq. m. ( 508.50 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		76	79
(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.



Bentley Way | Norwich | NR6  
Offers In Excess Of £125,000

abbotFox presents this two bedroom ground floor apartment. Offered to the market with no onward chain, this spacious apartment is located within easy reach of a variety of local amenities. This is an ideal opportunity for any first time buyer or buy-to-let investor and demands an internal viewing.

The popular suburb of Helleston is situated just 3 miles north of the Centre of Norwich. It is well serviced by a host of local amenities which include shops, public houses, restaurants, fast food chains and an ASDA superstore. Helleston also offers schooling for all ages from Infant to High School and Sixth Form making this a great location for families. Regular public transport offers easy and convenient access to the City Centre of Norwich, including a Park and Ride service at the nearby Norwich Airport. If travelling by car the Cromer Road runs through Helleston offering routes to the beautiful Norfolk Coast and the Norwich Ring Road sits just outside the suburb making it easy to connect to major roads such as the Northern Distributor Road and the A47.

