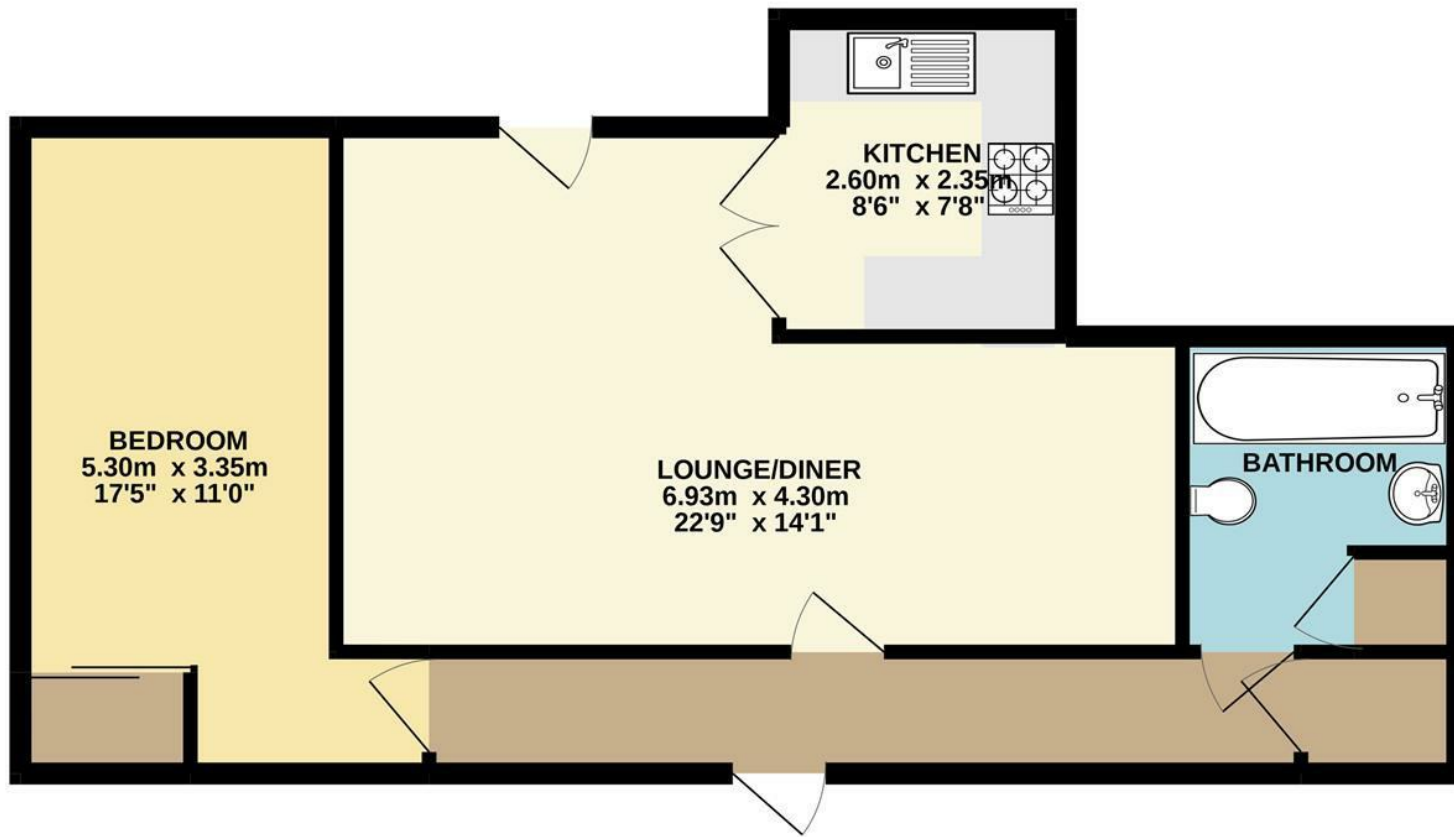


GROUND FLOOR  
59.0 sq.m. (635 sq.ft.) approx.



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.

TOTAL FLOOR AREA : 59.0 sq.m. (635 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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Recorder Road | Norwich | NR1  
Guide Price £145,000



abbotFox presents this exceptional, ground floor retirement apartment. Having undergone a full programme of refurbishment by the current owners, this chain free, property offers a light and stylish finish throughout. Accommodation comprises an inviting entrance hall, with generous storage cupboard, spacious lounge diner, with access to the well maintained communal gardens, modern refitted kitchen, stylish shower room and generous double bedroom. With access to a wide variety of on-site amenities and affording a convenience hard to match, an internal viewing comes highly recommended.

Guide price £145,000 - £160,000

