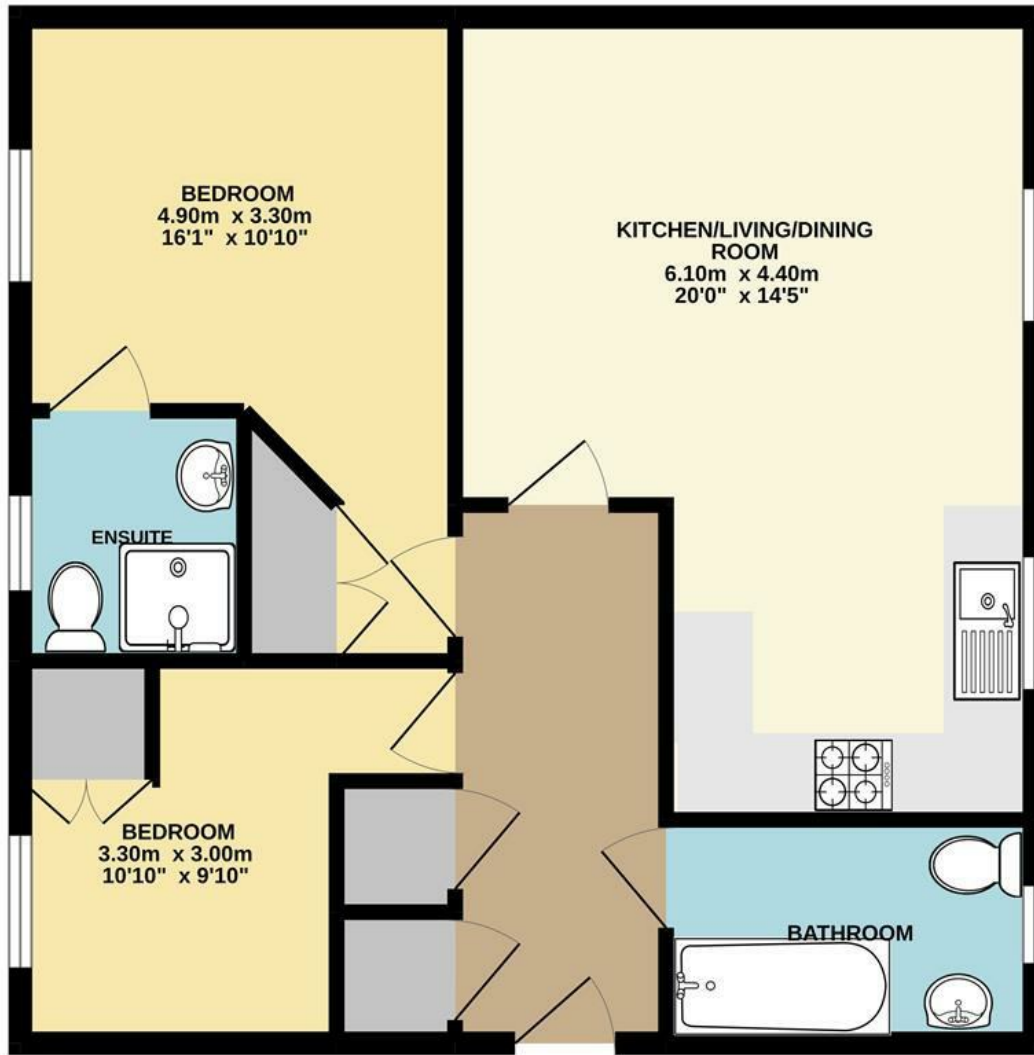


GROUND FLOOR  
60.1 sq.m. (647 sq.ft.) approx.



TOTAL FLOOR AREA: 60.1 sq.m. (647 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                                   |  | 85                      | 85        |
| (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.



Pond Way | Norwich | NR7  
Guide Price £190,000



**\*Guide Price £190,000 - £200,000\*** abbotFox presents this stylish, purpose-built apartment. Having been exceptionally well-maintained and improved by the current owners since its construction, this home offers a light and stylish finish throughout. An ideal opportunity for any first time buyer, this property offers an inviting entrance hall, generous one plan living accommodation, two double bedrooms, en-suite shower room and family bathroom. With the property also offering allocated parking and ideally situated within easy reach of a wealth of local amenities, an internal viewing comes highly recommended.

