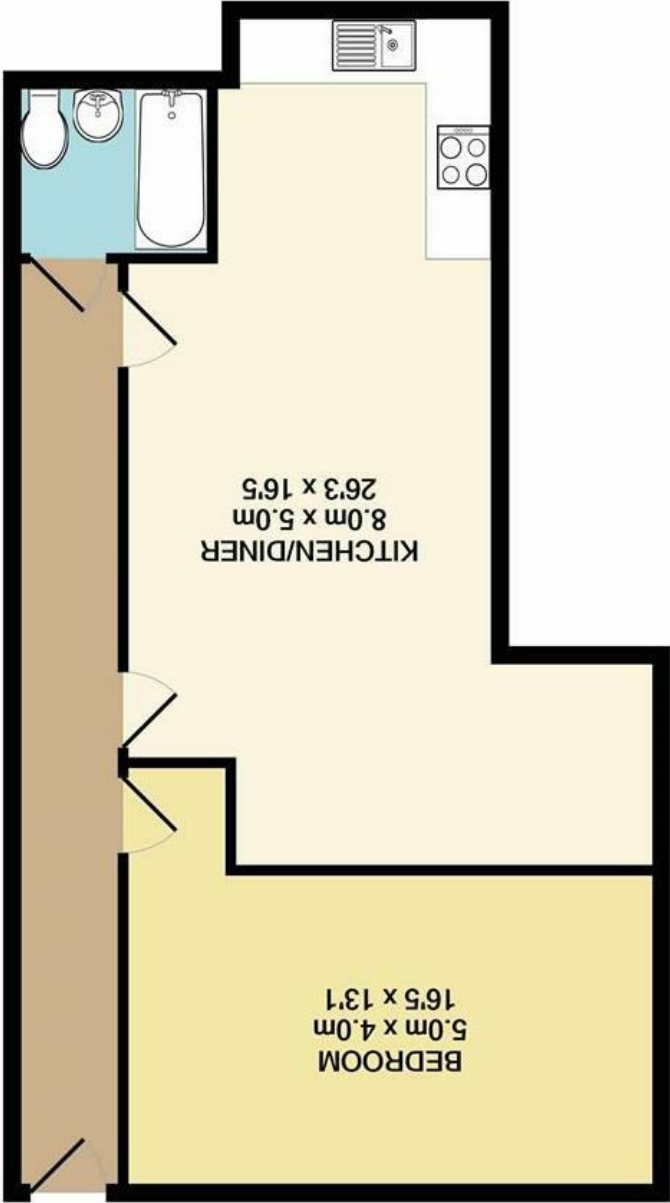




Upper King Street | Norwich | NR3  
Offers In Excess Of £155,000 - £180,000

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |
| Very energy efficient - lower running costs |         |           |
| A                                           |         |           |
| (92 plus)                                   |         |           |
| B                                           |         |           |
| (81-91)                                     |         |           |
| C                                           | 78      | 78        |
| (69-80)                                     |         |           |
| D                                           |         |           |
| (55-68)                                     |         |           |
| E                                           |         |           |
| (39-54)                                     |         |           |
| F                                           |         |           |
| (21-38)                                     |         |           |
| G                                           |         |           |
| (1-20)                                      |         |           |
| Not energy efficient - higher running costs |         |           |

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 APPROX. FLOOR AREA 67.0 SQ.M. (721 SQ.FT.)

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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abbotFox presents this generous one-bedroom apartment. Located in the popular St Cuthbert's House development, this home offers an ideal opportunity for any first-time buyer or buy-to-let investor.

Situated in the heart of the City, the convenience this home affords is hard to match. With accommodation comprising of an entrance hall, generous open plan living space with stylish kitchen, sizeable double bedroom, and modern bathroom. An internal viewing comes highly recommended.

The historic City Centre of Norwich is a vibrant place to live. Offering an exciting nightlife and a variety of amenities such as; shops, cafes, restaurants, two popular shopping malls, recreational areas, public houses, a busy market place, doctor and dental surgeries, beauty salons and boutique shopping in the numerous lanes and cobbled streets with the two magnificent cathedrals and dominant castle providing a wealth of history dating back to the Norman times. All levels of schools are within walking distance including private, college and university level education. Travelling is a breeze through the many transport links Norwich has to offer, including trains to London Liverpool Street, Cambridge, Nottingham and the beautiful Norfolk Coast Line. A variety of bus routes makes travelling to all areas outside of the City easy and convenient for all and the popular Norwich Car Club offers an alternative to public transport giving even more freedom of travel to Norwich's residents. To the north of the City is the Norwich International Airport providing transportation to a variety of destinations outside of the UK.

