



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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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			
<b>England &amp; Wales</b>		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.



Paper Mill Yard | Norwich | NR1  
 Offers In Excess Of £175,000



abbotFox presents this spacious, purpose built apartment. Occupying a corner position within the block, with dual aspect views over the nearby River Wensum, this spacious property is an ideal opportunity for any first time buyer or investor. With the City Centre, train station and the well serviced Riverside Development all within walking distance, this home offers a convenience hard to match. The accommodation comprises of an inviting entrance hall, double bedroom bathroom and spacious open plan living accommodation. An internal viewing comes highly recommended.

