

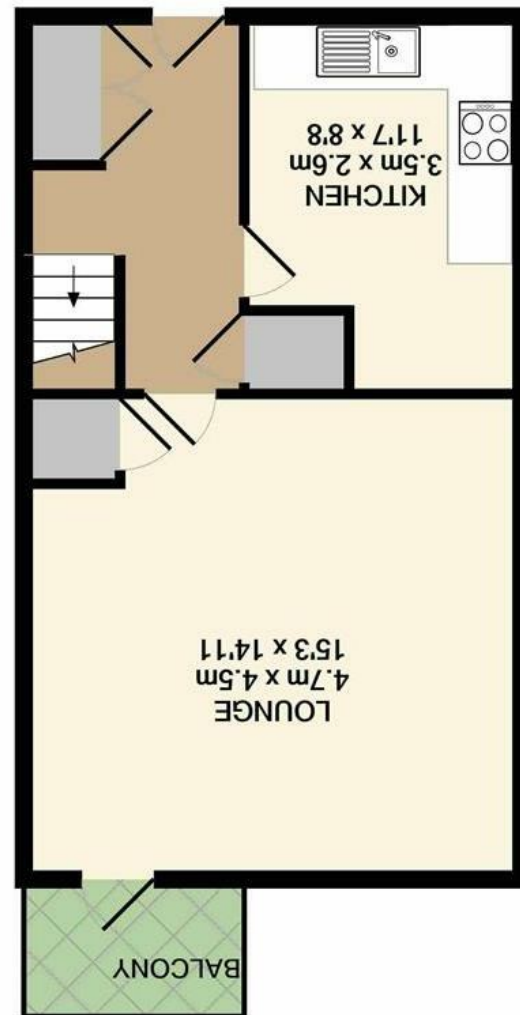
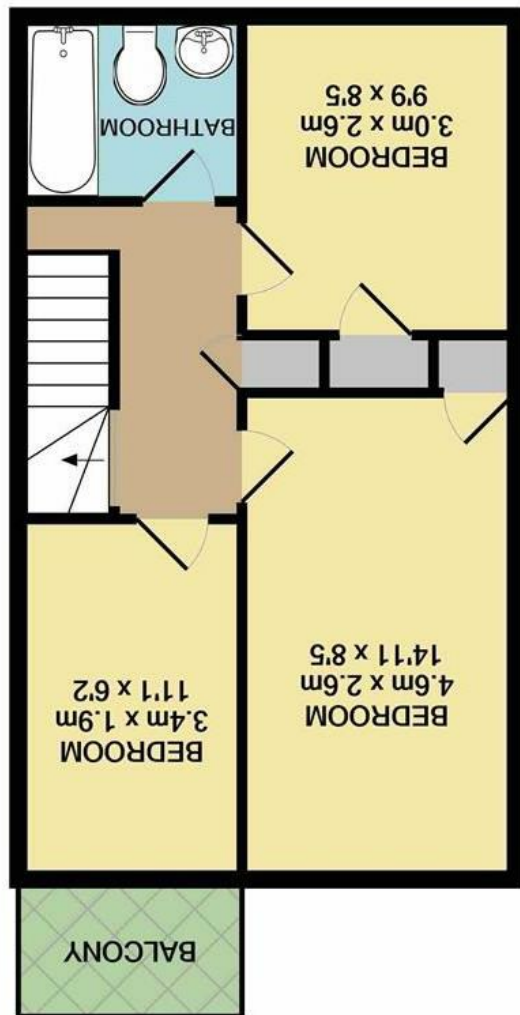
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such 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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GROUND FLOOR
APPROX. FLOOR AREA 37.5 SQ.M.
(404 SQ.FT.)

1ST FLOOR
APPROX. FLOOR AREA 37.5 SQ.M.
(404 SQ.FT.)

TOTAL APPROX. FLOOR AREA 75.1 SQ.M. (808 SQ.FT.)



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.

Energy Efficiency Rating	
Current	Potential
78	78

England & Wales
EU Directive 2002/91/EC

Not energy efficient - higher running costs

A (92 plus) Very energy efficient - lower running costs

B (81-91)

C (69-80)

D (55-68)

E (39-54)

F (21-38)

G (1-20)



Heathgate | Norwich | NR3
Offers In The Region Of £135,000



abbotFox presents a spacious two storey apartment located close to the city centre and within walking distance to Mousehold Heath. The property features an entrance hall, fitted kitchen and lounge dining room with balcony on the first floor with three generous bedrooms and family bathroom on the second floor. The property is in great condition and would make an ideal first time buy or investment purchase.

The highly sought after NR3 area of Norwich sits just north of the City Centre, providing a range of amenities such as; shops, public houses, Waterloo Park, restaurants, and the Anglia Square shopping centre, which has recently been approved for renovation. The vibrant City of Norwich is accessible by foot or a variety of regular bus routes are available including services to the City Centre, University of East Anglia, Norwich & Norfolk Hospital, Attleborough and many more making this location highly convenient for travelling in and around Norwich and the county of Norfolk.

