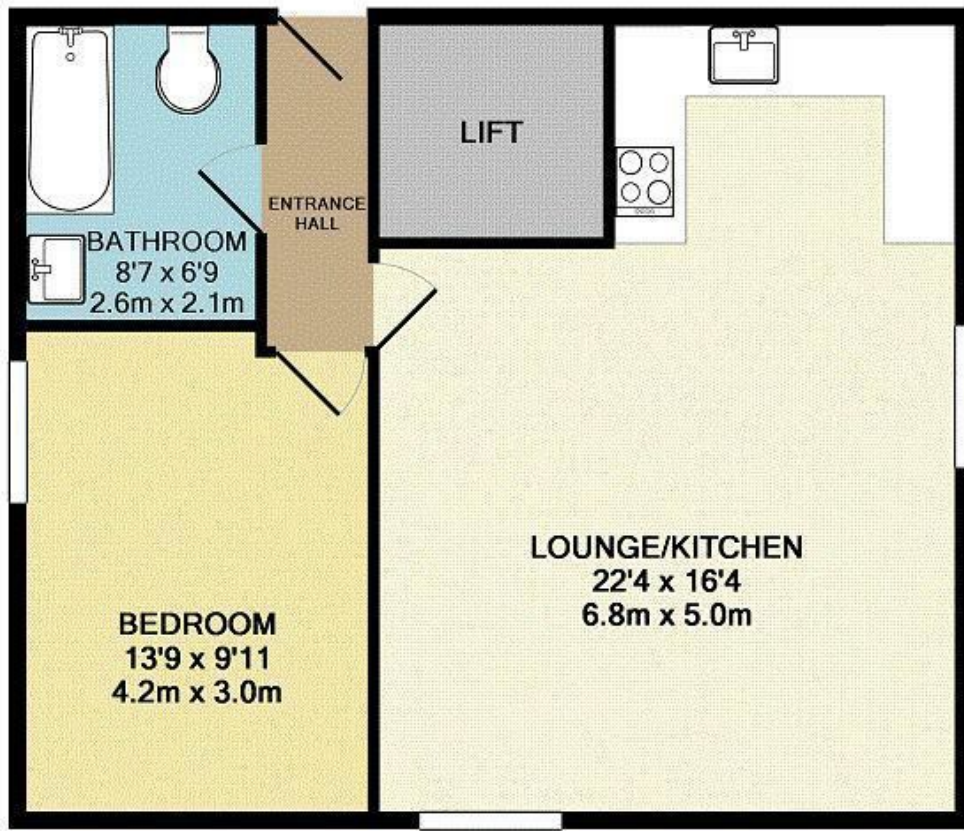
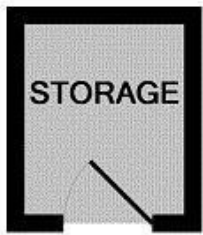


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		75
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.

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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Surrey Street | Norwich | NR1
Guide Price £175,000



abbotFox presents this exceptional third floor apartment. Situated in the heart of Norwich City Centre, this home offers an ideal opportunity for any first time buyer or buy-to-let investor. With a wealth of amenities on the door step, the convenience this home offers is hard to match. The accommodation comprises; inviting entrance hall, generous double bedroom, family bathroom and spacious, open plan living accommodation. With the property offered to the market with no onward chain an internal viewing comes highly recommended.

Guide Price - £175,000 - £185,000

