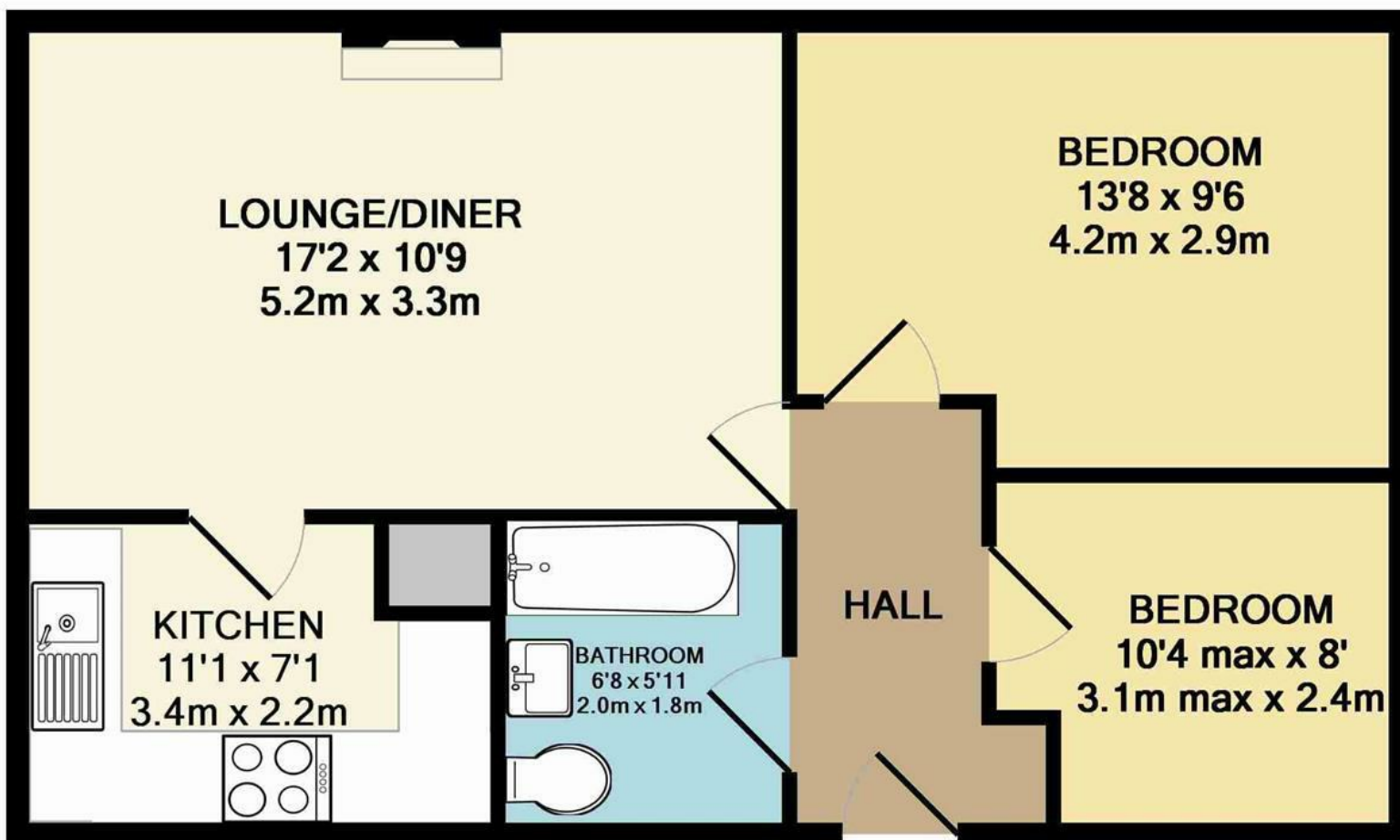




Dukes Court | Norwich | NR2
Offers In Excess Of £160,000

abbotFox



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		
	76	80
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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The logo for AbbotFox, featuring the word "abbot" in white lowercase letters and "Fox" in orange uppercase letters, set against a dark blue square background.

abbotFox presents this two bedroomed city centre apartment offering allocated parking, generous lounge dining room and modern kitchen. Being sold with no onward chain this property will make an ideal purchase for a any first time buyer or buy-to-let investor.

The property is situated close to the heart of Norwich city centre which boasts historical architecture, modern designed shopping malls and a bustling market place. It also benefits from pretty lanes offering boutique shopping, a wide range of popular cafes and bars and a wide variety of restaurants.