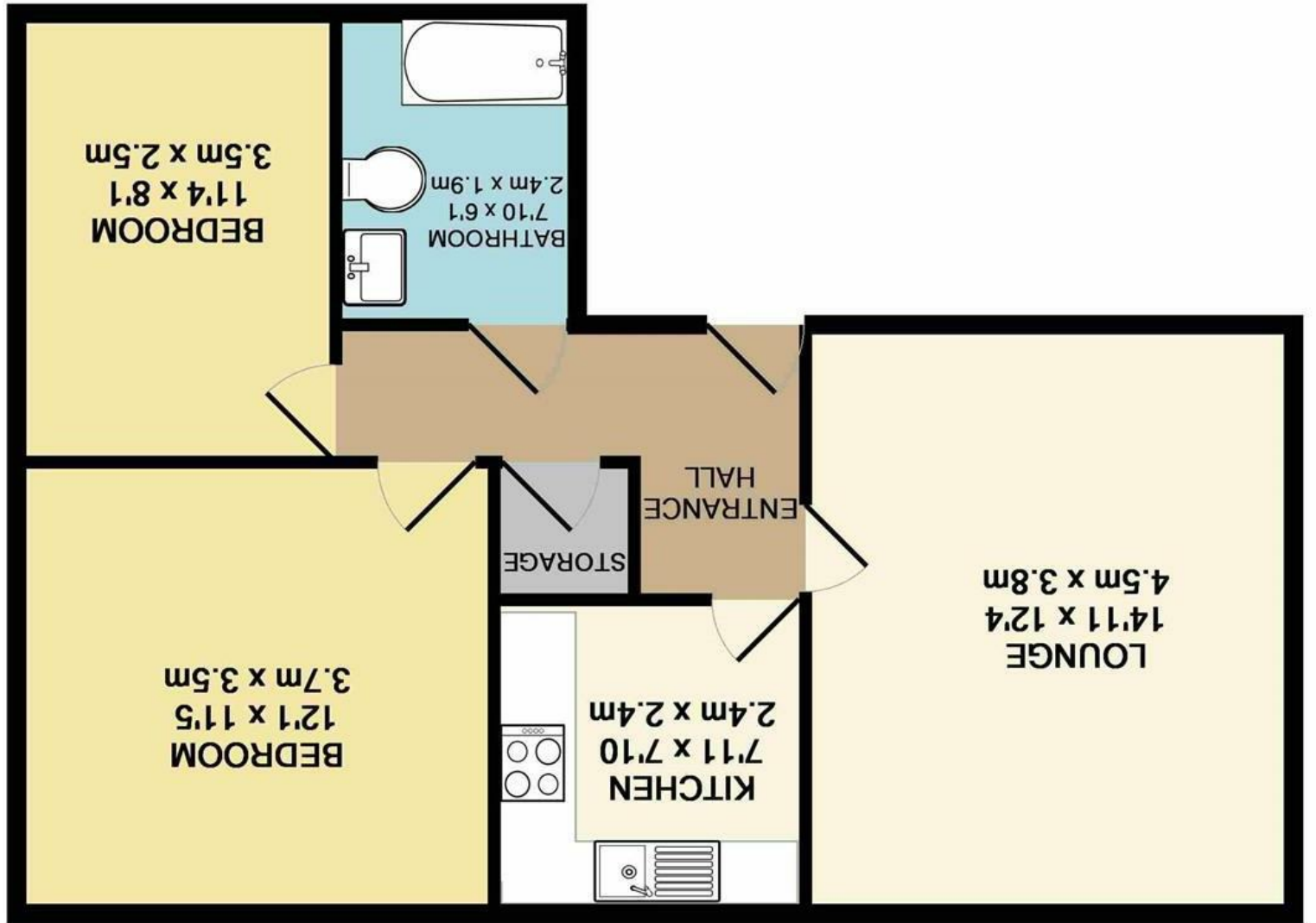


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL APPROX. FLOOR AREA 592 SQ.FT. (55.0 SQ.M.)



Energy Efficiency Rating

| Potential | Current |
|-----------|---------|
| 76 | 66 |

England & Wales
EU Directive 2002/91/EC

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 (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.



Pigg Lane | Norwich | NR3
Guide Price £230,000



abbotFox presents this fantastic two bedroom modern apartment situated in the heart of Norwich City Centre. Set within a short walk to the Cathedral, shops and restaurants perfect for social occasions. The property itself features a secure entry system, large entrance hall, dual aspect lounge, two double bedrooms, fitted kitchen, family bathroom and plenty of storage throughout. To the outside there is an allocated parking space.

The NR3 area of Norwich is served by a range of local amenities and regular bus services into the city centre. Norwich train station is approximately a mile away with daily services to Cambridge and London and Mousehold Heath is close by which is popular with walkers and runners alike.

