



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         | 64                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 26      |                         |
| (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.

TOTAL APPROX. FLOOR AREA 22.1 SQ.M. (238 SQ.FT.)

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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Earlham Road | Norwich | NR2  
Offers In Excess Of £75,000



abbotFox presents this studio apartment located within the popular Earlham House development, this apartment has been well maintained and offers a convenience hard to match with a variety of independent retailers on the doorstep. With the property affording easy access to Norwich City Centre and the University of East Anglia, this is an ideal opportunity for any working professional or student. An internal viewing comes highly recommended.