

GROUND FLOOR  
60.3 sq.m. (649 sq.ft.) approx.



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			
<b>England &amp; Wales</b>		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 FLOOR AREA : 60.3 sq.m. (649 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Prince Of Wales Road | Norwich | NR1  
Guide Price £230,000



abbotFox presents this generous, fifth floor apartment. Located in the popular Grosvenor House development, that offers an exceptional level of convenience, this stylish apartment represents a fantastic opportunity for any investor. Accommodation comprises; entrance hall, open plan living space, with access to a private balcony, two double bedrooms, en-suite shower room and family bathroom. An internal viewing comes highly recommended to appreciate this opportunity.

Guide Price - £230,000 - £240,000

