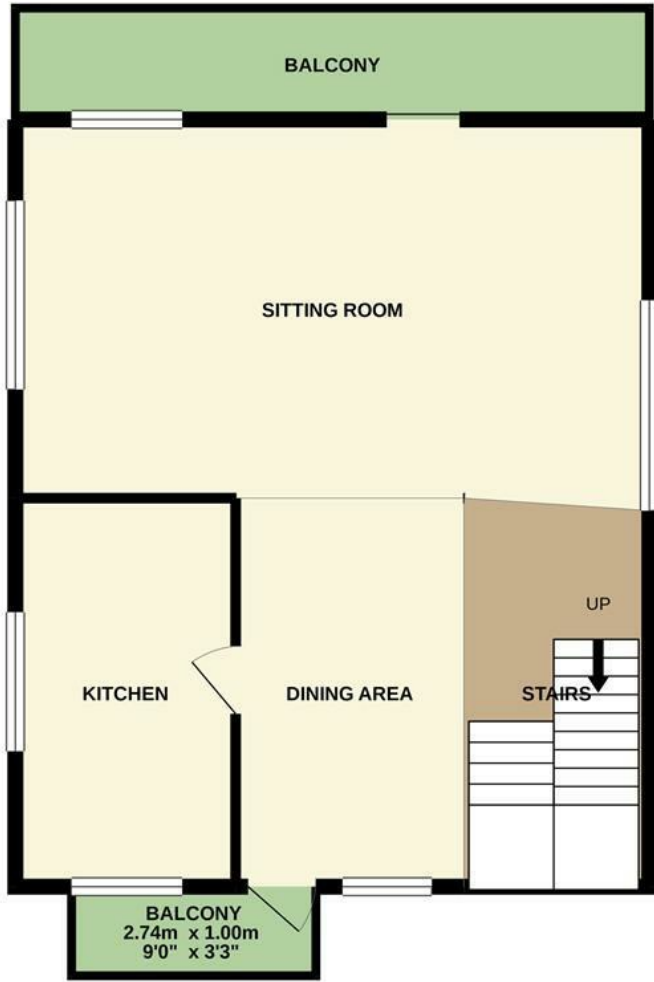


UPPER LEVEL  
61.2 sq.m. (659 sq.ft.) approx.



LOWER LEVEL  
64.5 sq.m. (694 sq.ft.) approx.



TOTAL FLOOR AREA: 125.7 sq.m. (1353 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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| 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 |   |                         |           |
| 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.



Geoffrey Watling Way | Norwich | NR1  
Guide Price £450,000



abbotFox Bespoke presents this stylish, split-level penthouse apartment. Offering open views over Norwich, this home has been exceptionally well maintained by the current owners. With a generous open plan living space to the upper floor, this room offers floor-to-ceiling windows to maximise the views. With a separate kitchen off the living space, and two balconies, this is the perfect space for entertainment.

The lower floor, provides an inviting entrance hall, three comfortable double bedrooms, en-suite to master and family bathroom. With an additional balcony to the front, this is the perfect space to enjoy a morning coffee.

Ideally situated within close proximity to Norwich City centre, the train station and a variety of local amenities, this home affords a convenience to match. With two, secure allocated parking spaces also available, an internal viewing comes highly recommended.

Guide price £450,000 - £500,000

