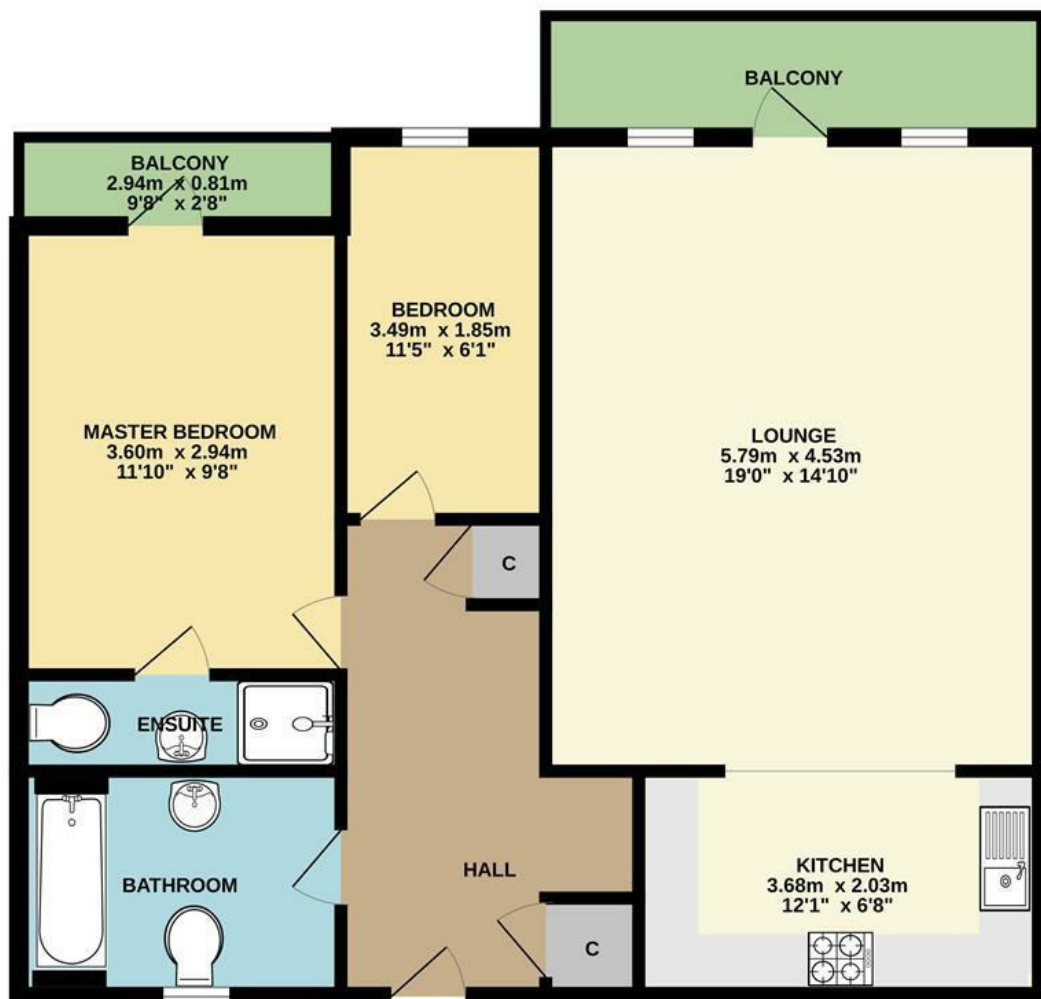




Duke Street | Norwich | NR3
 Guide Price £210,000

abbotFox

GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	84
(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.

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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abbotFox presents this purpose built apartment. Overlooking the river and offering Cathedral views, this spacious apartment represents an excellent investment opportunity or City base.

The accommodation comprises; entrance hall, two bedrooms, en-suite shower room, family bathroom and spacious open plan living accommodation. The property further benefits from two private balconies, one accessed from the master bedroom, the other from the living space.

Guide price - £210,000 - £220,000

