




St. Matthews Road | Norwich | NR1  
PCM £1,195 PCM

abbotFox

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



abbotFox proudly presents this luxury apartment within easy reach of the City Centre. This property boasts a modern fitted kitchen, spacious lounge, bathroom and two double bedrooms, all finished to the highest standard.

The property is ideally located just a short walk to the train station and local amenities, An internal viewing is advised to appreciate the quality of finish throughout.

The historic City Centre of Norwich is a vibrant place to live. Offering an exciting nightlife and a variety of amenities such as; shops, cafes, restaurants, two popular shopping malls, recreational areas, public houses, a busy market place, doctor and dental surgeries, beauty salons and boutique shopping in the numerous lanes and cobbled streets with the two magnificent cathedrals and dominant castle providing a wealth of history dating back to the Norman times.

