

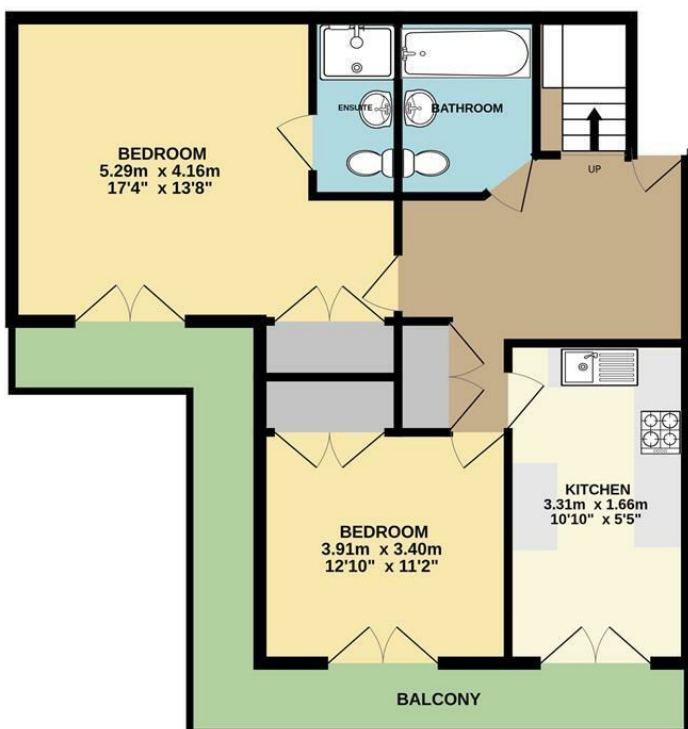


Rouen Road | Norwich | NR1  
Offers In Excess Of £275,000

abbotFox

GROUND FLOOR

1ST FLOOR



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		
	67	74
<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.

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 stunning, duplex, penthouse apartment. Offering stunning Cathedral and City views, this home is offered to the market with no onward chain.

Accommodation is spread over two floors, with the lower level comprising an inviting entrance hall, kitchen breakfast room, two double bedrooms, en-suite shower room and family bathroom. This floor also benefits from a balcony, which allows access from both bedrooms and the kitchen. The upper floor offers a stunning lounge diner, with views over Norwich City and towards the Cathedral. With a further balcony, that leads to a generous terrace, the outside space on offer with this home is perfect for entertaining. The property also benefits from secure, allocated underground parking. An internal viewing comes highly recommended.

