



Fairway | Norwich | NR8  
 Offers In Excess Of £160,000

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

This ground floor apartment is immaculately presented throughout. The property comprises of two double bedrooms (en-suite shower room), open plan lounge, kitchen, modern bathroom and an abundance of natural light. This flat also features allocated parking.

Situated to the west of Norwich, the property is located close to the Longwater Retail Park and benefits from excellent access to the A47 and the A11. There is a park and Ride facility at the Norfolk Showground with regular services into Norwich City centre.

