

abbotFox



Norwich, NR6
Guide Price £110,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**





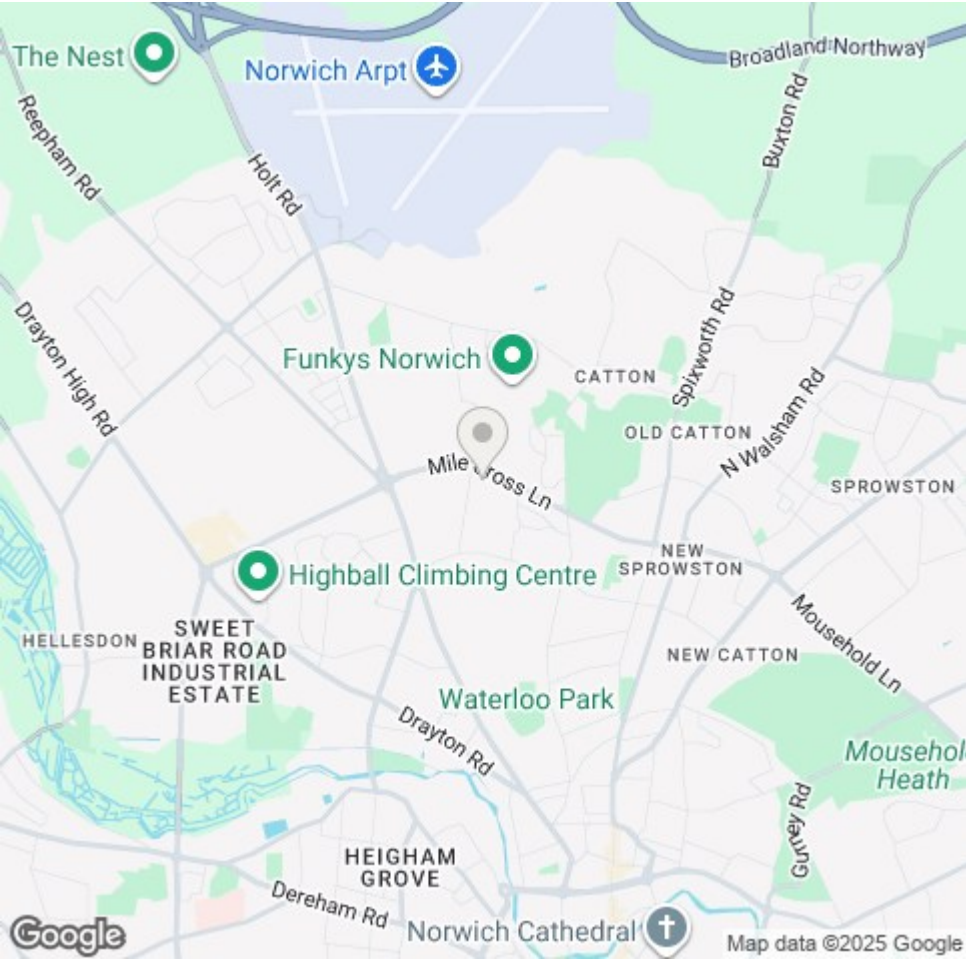


THE DETAIL_____

abbotFox presents this bright and spacious, one bedroom ground floor apartment. Located to the North of Norwich and with a wealth of local amenities on the doorstep this home occupies a quiet and secluded position, whilst offering a convenient location.

The accommodation is neatly arranged and comprises; entrance hall, lounge diner, kitchen, double bedroom and family bathroom. The property further benefits from allocated off road parking. An ideal opportunity for any buy-to-let investor currently let at £825pcm, an internal viewing comes highly recommended.

Guide price £110,000 - £120,000



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	

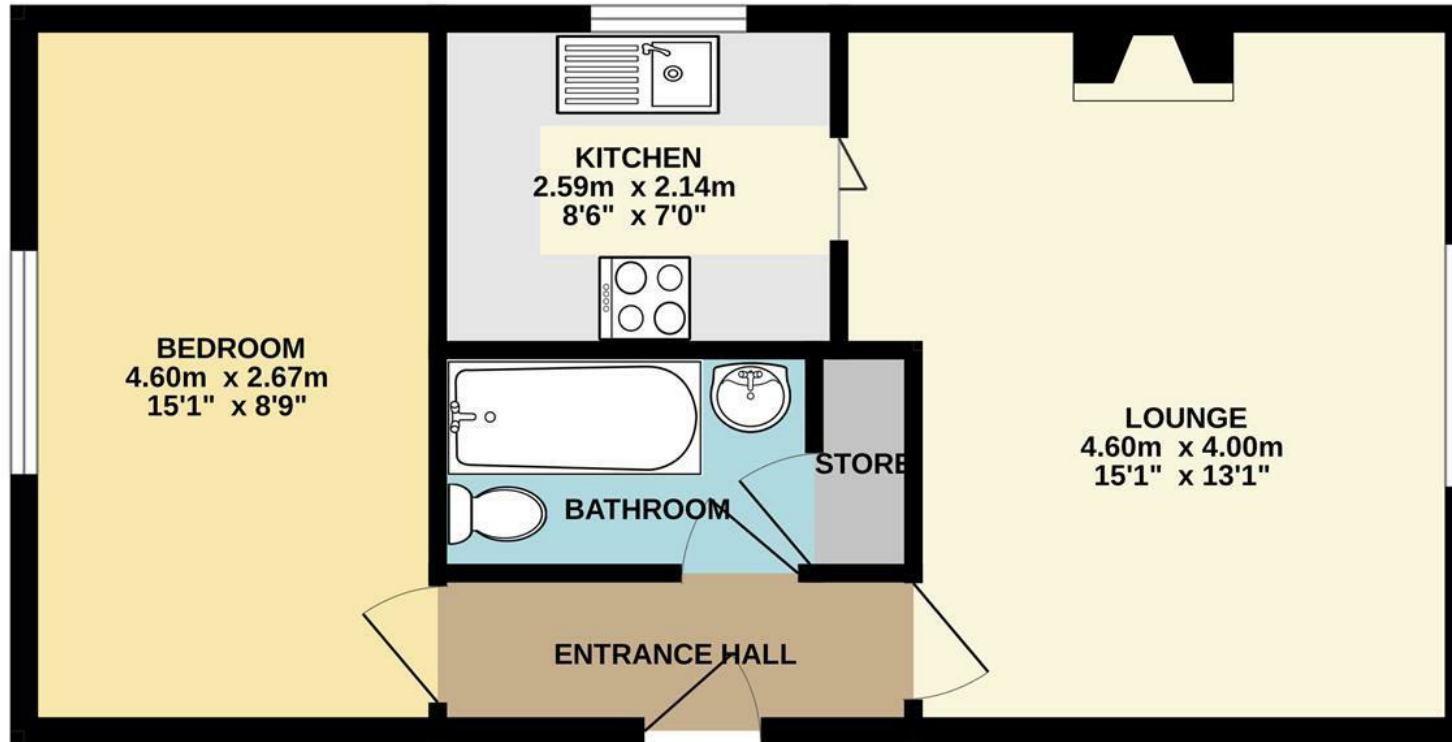
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

THE HIGHLIGHTS _____

- Ground floor apartment
- Generous living accommodation
- Double bedroom
- Close to local amenities
- Allocated parking
- Investors only
- Tenanted - £825pcm
- 1 year from 05/09/2025

GROUND FLOOR
42.1 sq.m. (454 sq.ft.) approx.



TOTAL FLOOR AREA : 42.1 sq.m. (454 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.

Let's talk

01603 660000

sales@abbotfox.co.uk

@abbotfox

EPC RATING - D

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