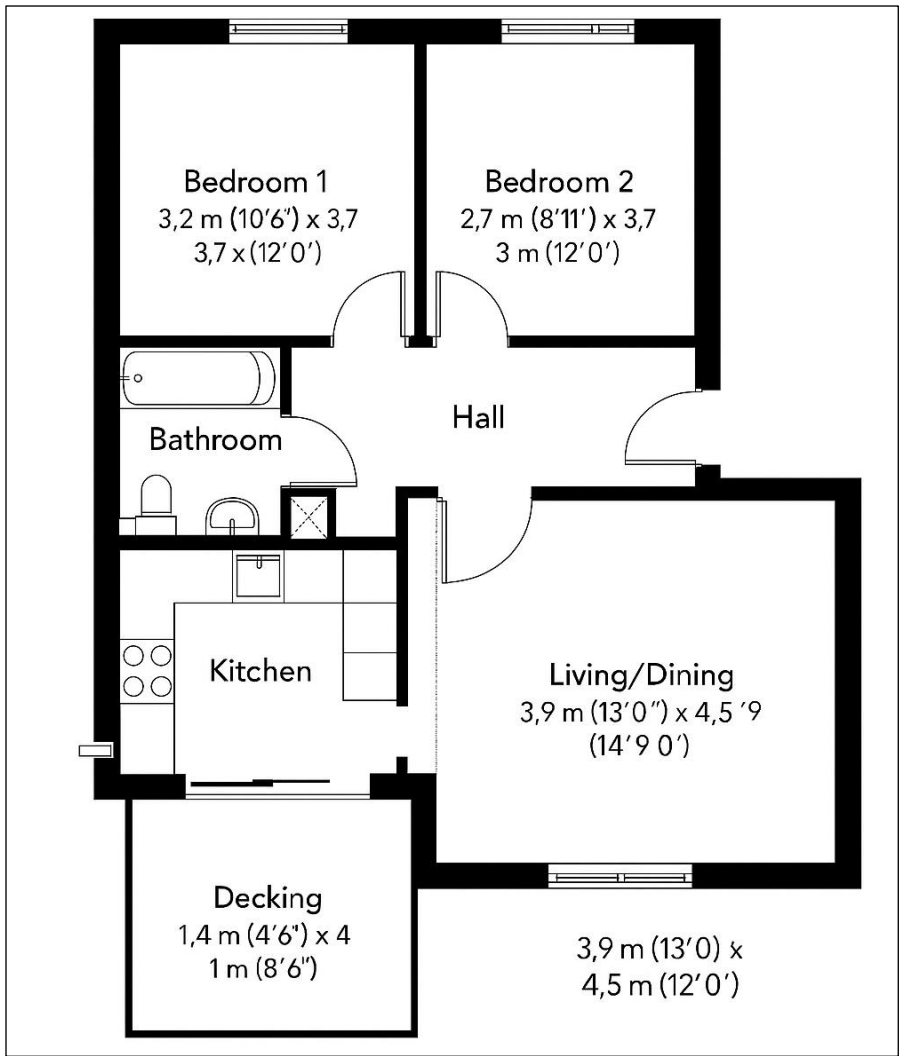




## City Heights, Telegraph Lane East, Norwich, NR1 4BD

Offered with no onward chain, the flat comprises an entrance hall, two well-proportioned bedrooms, bathroom, and a spacious open plan lounge/kitchen/diner. Outside, there is a convenient private terrace, as well as an allocated parking space in the forecourt.

**GUIDE PRICE £160,000 - £170,000** Leasehold - 105 years remaining



## Room Dimensions

**Kitchen**  
8' 11" x 10' 7" (2.72m x 3.23m)

**Lounge/Diner**  
13' 0" x 14' 9" (3.96m x 4.5m)

**Bedroom One**  
10' 6" x 12' 0" (3.2m x 3.66m)

**Bedroom Two**  
8' 11" x 12' 0" (2.72m x 3.66m)

**Bathroom**  
5' 11" x 7' 9" (1.8m x 2.36m)

**Entrance Hall**  
5' 8" x 13' 5" (1.73m x 4.09m)

**Balcony**  
4' 6" x 8' 6" (1.37m x 2.59m)  
\*Balcony to 1st floor apartments –  
garden decking to ground floor  
apartments\*

## Full EPC Available Upon Request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.



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