



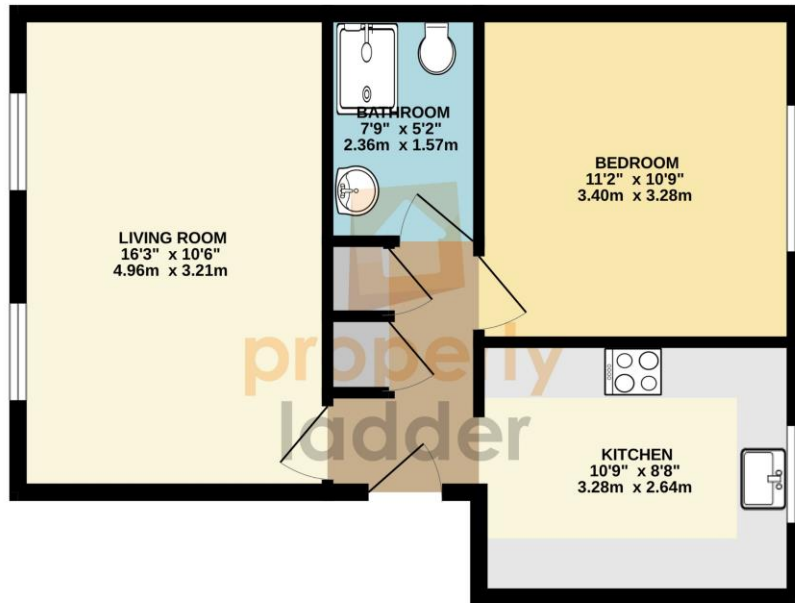
## Bentley Way, Norwich, NR6

A chain free, second floor flat offering one double bedroom, modern kitchen & allocated parking.

**GUIDE** £120,000  
**LEASEHOLD** 89 Years



GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 468 sq.ft. (43.5 sq.m.) 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 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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## Room Dimensions

**Living Room** 16'3 x 10'6 (4.96m x 3.21m)

**Kitchen** 10'9 x 8'8 (3.28m x 2.64m)

**Bedroom** 11'2 x 10'9 (3.40m x 3.28m)

**Shower Room** 7'9 x 5'2 (2.36m x 1.57m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 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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**BRITISH  
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2023 & 2024

**GOLD WINNER**

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