



**ICONIC**  
ESTATE AGENTS

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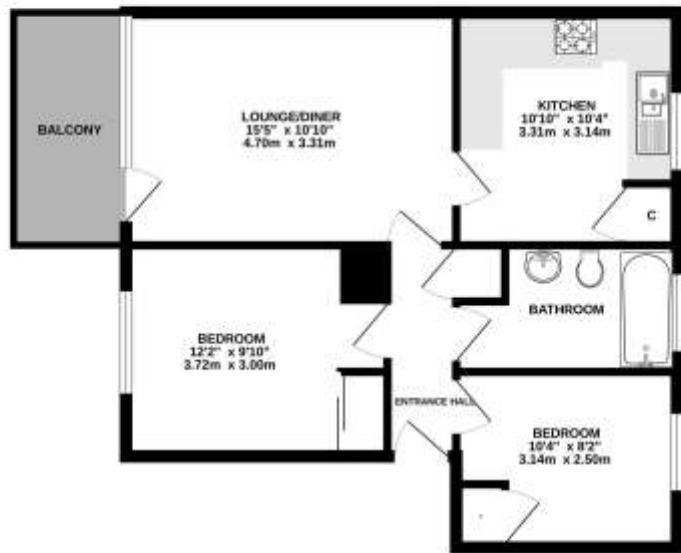
Ives Road, Norwich  
£140,000 Leasehold



- First Floor Apartment
- Entrance Hallway
- Two Bedrooms
- Modern Re-Fitted Kitchen
- Spacious Lounge With Balcony
- Three Piece Bathroom Suite
- Requested NR6 Location
- 102 Years Remain On Lease
- Ground Rent £10 pa / Service Charges £401.04
- EPC Rating D / Council Tax Band A



#### GROUND FLOOR



Whilst every care has been taken in the preparation of these floor plans, measurements, areas, rooms and other details are approximate and no responsibility is accepted for any errors or omissions. Prospective purchasers are advised to check the details carefully to satisfy themselves of their accuracy. The vendor does not make any representations or warranties in relation to the property. The text, images and floor plans are the copyright of The Guild Property Professionals.

From Fifers Lane, at the roundabout, take the first exit onto Ives Road and turn left continuing on Ives Road where the property can be found on the left hand side.

Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**  
Norwich **01603 740044**

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