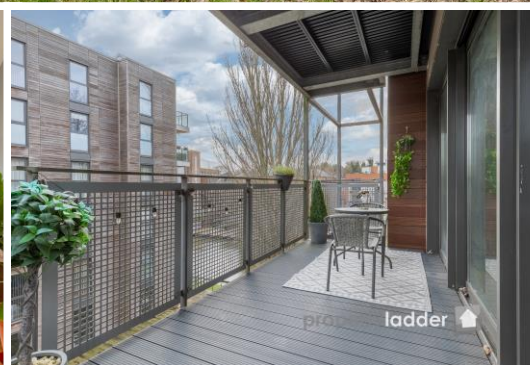


propertyladder



Geoffrey Watling Way, Norwich, NR1 1HB

Stunning Two Bedroom, Third Floor Apartment!

GUIDE PRICE £210,000 Leasehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

CITY LIFE JUST AROUND THE RIVER BEND!

Offered in turn key condition, this third-floor apartment boasts an enviable location within walking distance of Norwich city centre, the train station, and a wealth of local amenities. With its own private entrance, the property features an entrance hall, two double bedrooms with built-in wardrobes in the master, and a stylish modern bathroom suite. The well-equipped kitchen overlooks a spacious living room, which opens onto a private wrap-around balcony offering stunning views of the river and an ideal spot for hosting guests of a summer evening



“private wrap-around balcony offering stunning views”



Overview

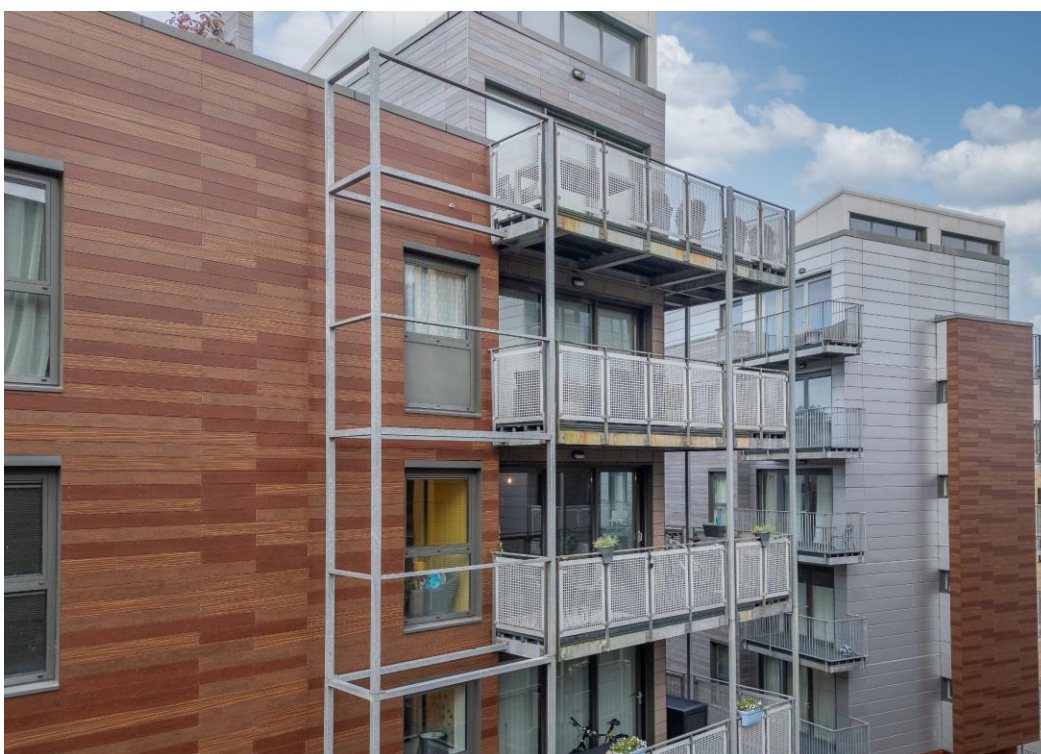
- THIRD FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- PRIVATE BALCONY
- ALLOCATED PARKING SPACE
- SPACIOUS LIVING ACCOMMODATION
- MODERN BATHROOM SUITE
- PRIVATE ENTRANCE & UNDERFLOOR HEATING
- WALKING DISTANCE TO CITY CENTRE & TRAIN STATION
- LIFT ACCESS & SECURE ENTRY SYSTEM
- IDEAL FIRST TIME BUY OR INVESTMENT





Location

Norwich City centre is close by with its vibrant business and arts community and also the regional shopping centre. The prominent market stands in the centre of the city, nearly in the shadow of the castle, and nearby is the library which is in the Forum. Norwich Cathedral is situated in The Close on the edge of the river and there is a wide variety of bars, restaurants and leisure pursuits available within the city and a number of schools in both the state and private sector.

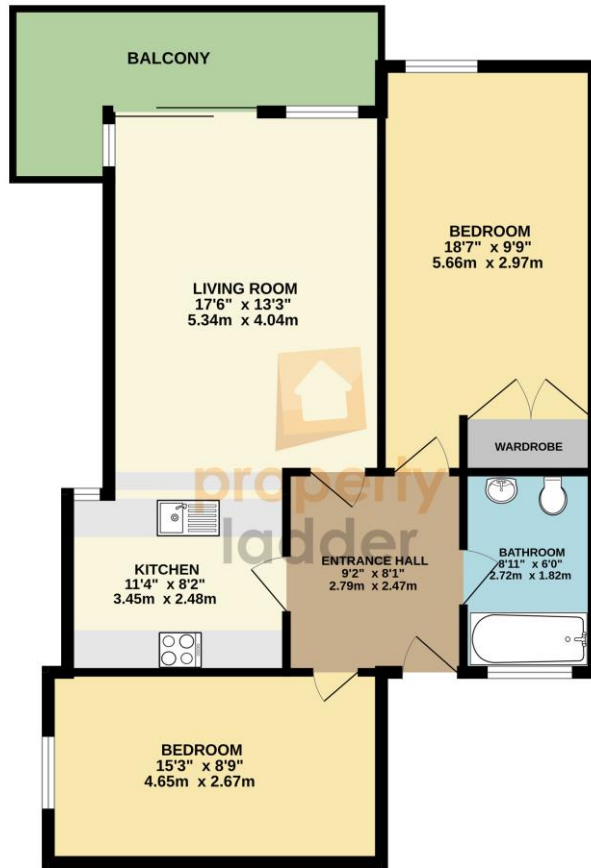


Outside

Outside, the property offers its own private entrance space, secure entry systems, communal gardens and a secure, underground allocated parking space.

Ashman Bank is situated on the bank of the river Wensum running through Norwich. Within a short walking distance is Morrisons Supermarket, a gymnasium, Odeon Cinema, a retail park, Norwich City Centre and Norwich Train Station.

GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 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 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.
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FULL EPC AVAILABLE UPON REQUEST

COUNCIL TAX BAND: C

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, UNDER FLOOR HEATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	60 D
39-54	E		
21-38	F		
1-20	G		

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



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ESTATE AGENT
IN NORWICH
(NR10-16)




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