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Geoffrey Watling Way, Norwich, NR1

A Chain Free Two Bedroom First Floor Apartment!

GUIDE PRICE £190,000 to £200,000 **LEASEHOLD** 107 Years



BRITISH
PROPERTY
AWARDS

2023 & 2024



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

FIRST-TIME BUYER'S RIVERSIDE DREAM!

This well presented first floor apartment in the popular Ashman Bank development, Riverside, is offered with no onward chain! Immaculately maintained throughout, it boasts spacious living accommodation and its own private entrance. A generous entrance hall leads to a fitted kitchen overlooking the spacious lounge/diner, with sliding doors opening onto a wraparound balcony. The property offers two double bedrooms, including a master with a large storage cupboard, along with a stylish main bathroom, making it an ideal home for professionals, first-time buyers, or investors!



“spacious lounge/diner, with sliding doors opening onto a wraparound balcony”



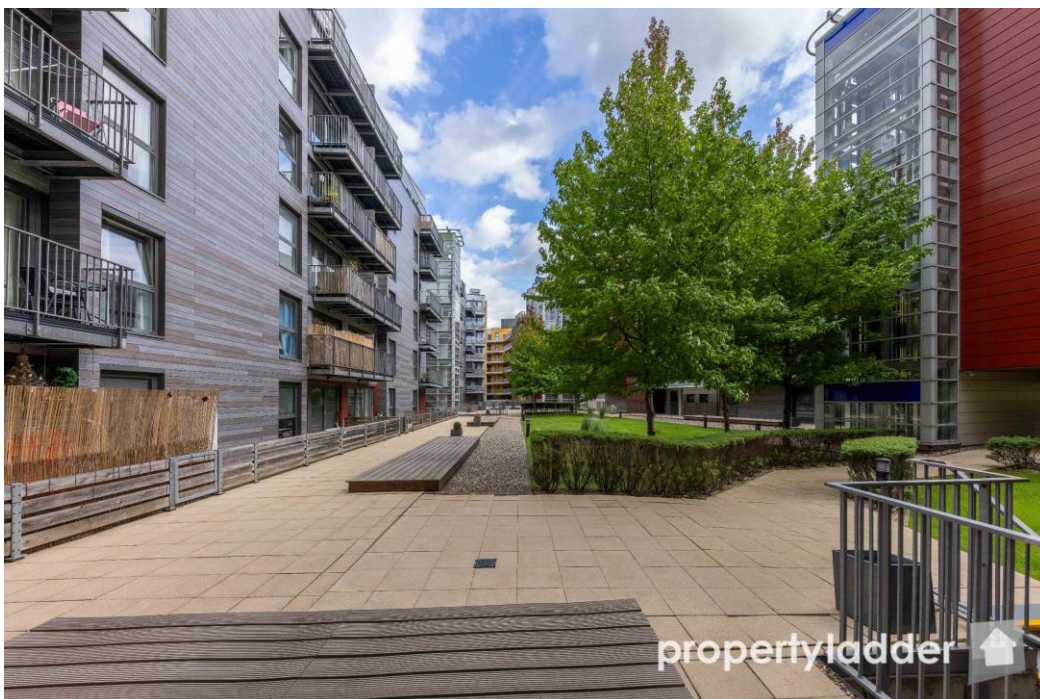
Overview

- Spacious First Floor Flat
- Two Double Bedrooms
- No Onward Chain
- Secure Underground Allocated Parking
- Front Facing Private Balcony
- Bright Living Room With Balcony Access
- Large Entrance Hall & Family Bathroom
- Ideal First Home In Riverside Development
- Large Storage Cupboard In Master Bedroom



Location

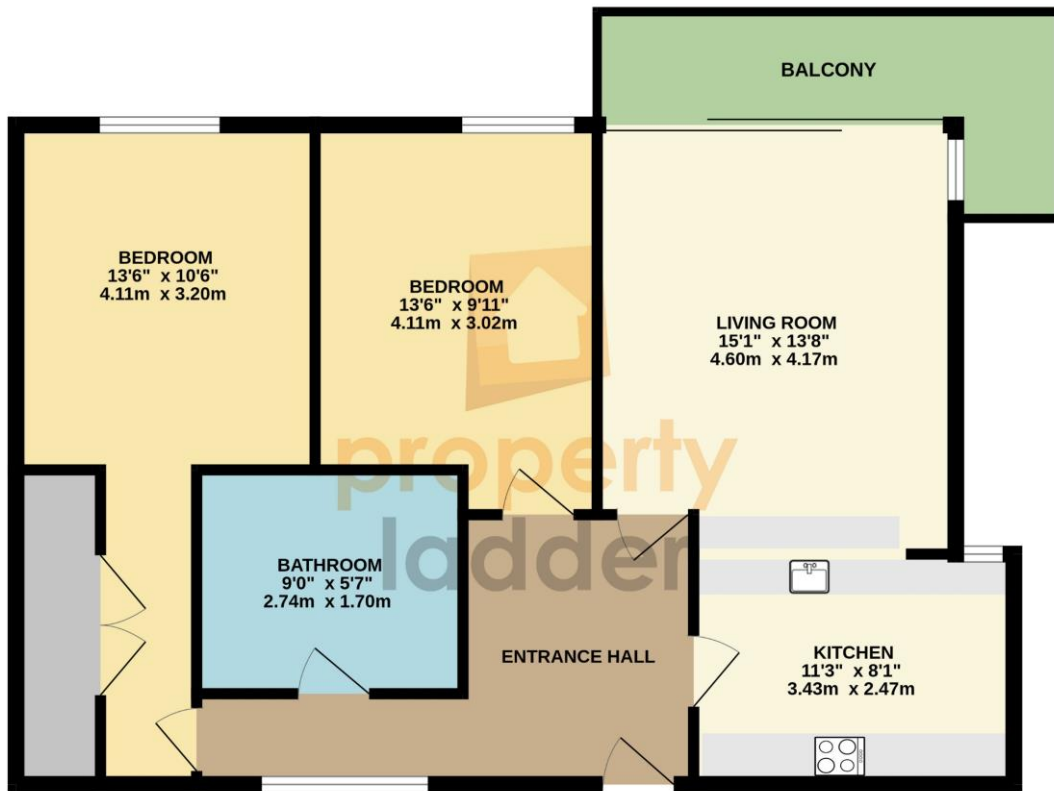
Ashman Bank is a modern riverside development on Geoffrey Watling Way in NR1, set beside the River Wensum and close to the city centre. It offers secure parking, lift access and communal gardens. The location is ideal, with Norwich train station, the Riverside Retail & Leisure complex (cinema, gym, supermarket, restaurants), and Norwich City football stadium all within walking distance, plus scenic riverside walks right on the doorstep.



Outside

Outside, the apartment benefits from secure underground allocated parking. Furthermore, the building benefits from lift access, landscaped communal gardens, and secure entry systems.

GROUND FLOOR
783 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.8 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	57 D
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

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

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