



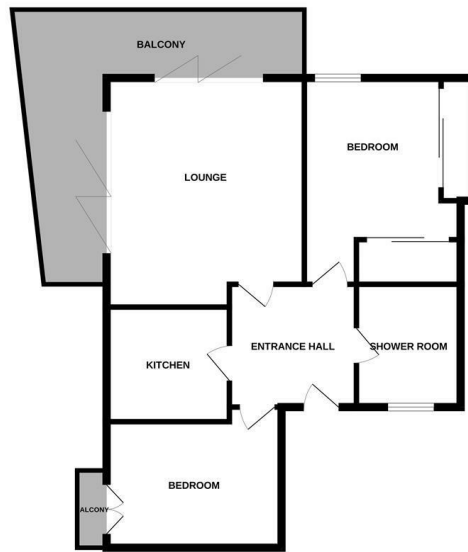
**30 Ashman Bank Geoffrey Watling Way | | Norwich**

**Offers In Excess Of £280,000**

**\*\*SIMPLY STUNNING APARTMENT WITH RIVER AND CATHEDRAL VIEWS\*\***

Gilson Bailey are delighted to offer this SPACIOUS, TWO BEDROOM, TOP FLOOR APARTMENT situated in a highly sought after Riverside location within walking distance to the City Centre. Accommodation comprising secure intercom entry with stairs and lift to the top floor, private entrance hall, south facing lounge with TWO SETS OF BI-FOLD DOORS and access to a LARGE WRAP-AROUND BALCONY, kitchen, TWO BEDROOMS and a stylish shower room. Outside there is ONE OFF ROAD PARKING SPACE. The apartment benefits from double glazing, electric underfloor heating, river and city views and is in excellent condition throughout. The property IS OFFERED WITH NO CHAIN, and would suit a wide array of buyers so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, doors and any other items are approximate and not guaranteed to match the actual dimensions of the property. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The vendor, agent and applicants make no representation and no guarantee as to the accuracy or reliability of the floor plan.

## Location

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

## Accommodation Comprises

Secure intercom entry with stairs and lift to sixth floor and private terrace area. Front door to:

### Entrance Hall

Doors to lounge, kitchen, two bedrooms and shower room.

### Lounge 16'5" x 14'2"

Two sets of bi-fold doors with solar glass and fitted fly screens, double glazed window, underfloor heating.

### Kitchen 8'9" x 8'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and washing machine, air con/heating unit.

### Bedroom One 17'2" x 11'2"

Double glazed window, underfloor heating, built in wardrobes.

### Bedroom Two 12'9" x 10'2"

Doors to balcony, underfloor heating.

### Shower Room 8'9" x 8'8"

Walk-in shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

## Outside

One off road parking space.

## Local Authority

Norwich City Council, Tax Band C.

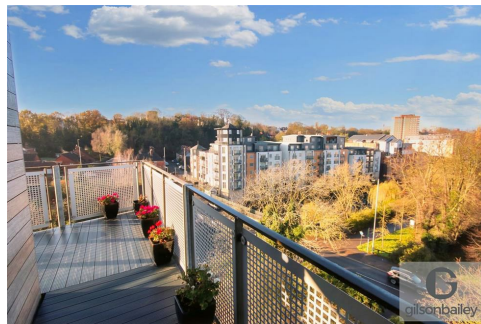
## Tenure

Leasehold - Term 126 years from 01 January 2005. Please note ground rent is £325 per annum and service charge £2148 per annum.


## Utilities

Ultrafast full fibre broadband available.  
Mains water and electric.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>37</b>	<b>37</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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