

**45 Gavin Bank Geoffrey Watling Way | | Norwich**

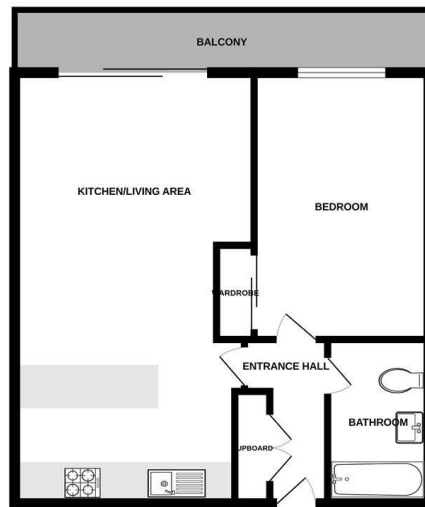
**LN2 1GE**

**£165,000**

**\*\*MODERN APARTMENT WITH RIVER VIEWS\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, SIXTH FLOOR, ONE BEDROOM APARTMENT situated in a sought after riverside location within walking distance to the City Centre. Accommodation comprising secure intercom entry, private entrance hall, large utility cupboard, open plan kitchen/living area with a balcony, bedroom and bathroom. Outside there are communal grounds and lovely riverside walks. The apartment benefits from double glazing, electric heating and is in excellent condition throughout. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.



## FOURTH FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of fixtures, fittings, doors and any other items are approximate and not guaranteed to reflect the actual situation in the statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given.  
Sales and Marketing (2025)

### Location

Gavin Bank is located close by to Norwich train station, Carrow Road and the popular Riverside development offering a selection of restaurants, bars, cinema, gym, swimming pool and 10-pin bowling alley. There is ease of access to the A47, Norwich ring road and the vibrant city centre itself.

### Accommodation Comprises

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

#### Entrance Hall

Doors to large utility cupboard, kitchen/living area, bedroom and bathroom.

#### Kitchen/Living Area 23'5" x 12'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge, freezer and dishwasher, electric heater, door to balcony.

#### Bedroom 14'2" x 9'11"

Double glazed window, electric heater, built in wardrobe.

#### Bathroom 7'10" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, extractor fan.

### Outside

Communal gardens and access to riverside walks.

### Local Authority

Norwich City Council, Tax Band B.

### Tenure


Leasehold – 125 years from 1 January 2012. Please note service/maintenance charges are £1642.48 per annum and ground rent is £265.41 per annum. For further information, please contact the office.

### 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>	<b>75</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</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 	

### Local Authority

Norwich City Council, Tax Band B

### Tenure

Leasehold

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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