



**11 Nethercott Geoffrey Watling Way | | Norwich | NR1**

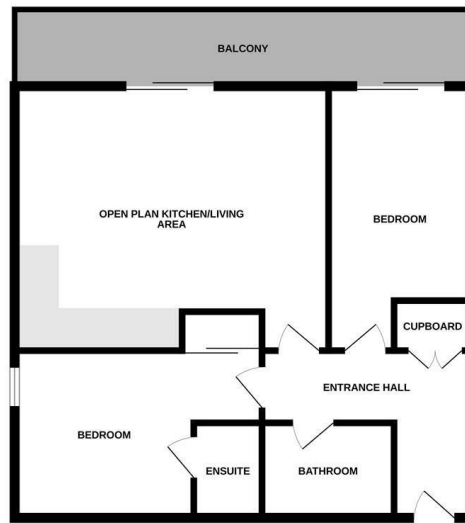
**Guide Price £210,000**

**\*\*GUIDE PRICE £220,000 - £230,000 RIVER VIEWS AND NO ONWARD CHAIN\*\***

Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, THIRD FLOOR FLAT overlooking the River Wensum and within walking distance to the City Centre. Accommodation comprising secure intercom entry, entrance hall, kitchen/living area, bathroom and TWO BEDROOMS with bedroom one having an EN-SUITE SHOWER ROOM. Outside there are communal grounds and access to riverside walks. The flat benefits from double glazing, electric heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.



#### THIRD FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, boundaries, rooms and any other items are approximate and no responsibility is taken for any misrepresentation or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The accuracy, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with MapInfo 12.0.0.5

#### Location

Nethercott 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 third floor. Front door to:

#### Entrance Hall

Doors to kitchen/living area, two bedrooms and bathroom.

#### Lounge/Kitchen/Diner 18'7" x 15'6"

Fitted wall and base units with worktops over, sink and drainer, electric hob, fitted oven, integrated fridge/freezer and washing machine, electric heater, sliding doors to balcony.

#### Bedroom One 15'4" x 12'6"

Double glazed window, electric heater.

#### En-Suite 6'2" x 3'10"

Shower cubicle, low level WC, hand wash basin, extractor fan.

#### Bedroom Two 16'0" x 8'1"

Sliding doors, electric heater.

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

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

#### Outside

Riverside walks and no parking available.

#### Local Authority

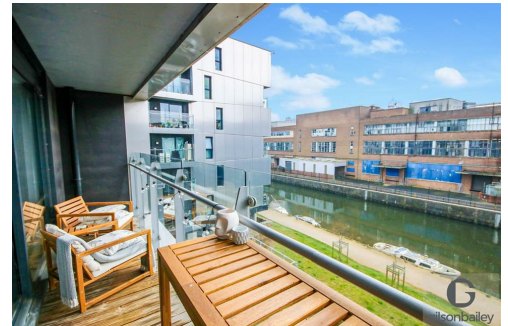
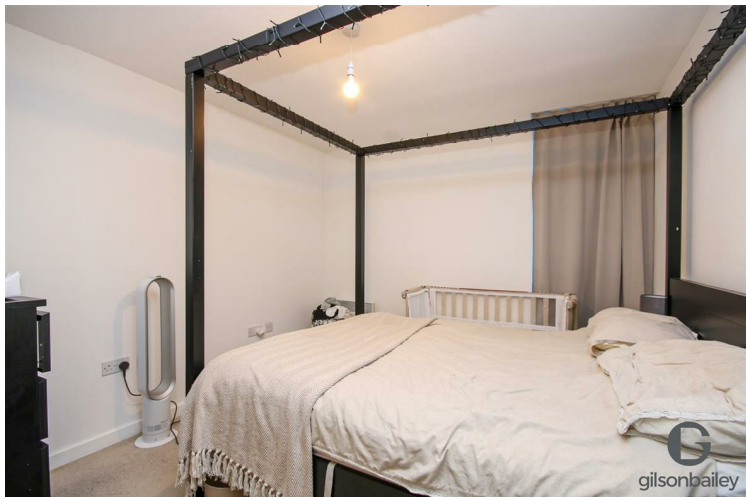
Norwich City Council, Tax Band C.

#### Tenure


Leasehold – 125 years from 1 January 2012. Please note service/maintenance charges are £2394.79 per annum and ground rent is £331.77 per annum. For further information, please contact the office.

#### Utilities

Ultrafast full fibre broadband available.  
Mains electric and water.



### 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>		
(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 C

### 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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