



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

**£310,000**

**\*\*STUNNING DUPLEX APARTMENT WITH A PRIVATE TERRACE AND VIEWS TOWARDS THE CATHEDRAL AND CASTLE\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, MODERN, THREE BEDROOM, FIFTH FLOOR, DUPLEX APARTMENT situated on a sought after Riverside location within walking distance to the City Centre and train station. Accommodation comprising secure intercom entry, entrance hall, THREE BEDROOMS, bathroom, spacious landing/dining area, kitchen and lounge with a dual balcony and views over Norwich. Outside there are TWO UNDERGROUND, SECURE PARKING SPACES. The apartment benefits from double glazing, electric underfloor heating and is OFFERED WITH NO ONWARD CHAIN. The property would suit a wide array of buyers so be quick to book a viewing to appreciate the size, quality and location on offer.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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## 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 lift and stairs to fifth floor. Front door to:

### Entrance Hall

Doors to three bedrooms, bathroom and stairs to top floor.

### Bedroom One 14'8" x 13'4"

Sliding patio doors to balcony, underfloor heating.

### Bedroom Two 16'5" x 9'9"

Double glazed window, built in wardrobe, underfloor heating.

### Bedroom Three 10'4" x 9'8"

Doors to Juliet balcony, underfloor heating.

### Bathroom 8'11" x 8'8"

Panelled bath, shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Landing/Dining Area 21'1" x 14'5"

Juliet balcony, double glazed window, door to kitchen and open access to lounge.

### Lounge 13'10" x 13'3"

Sliding doors to outside terrace, underfloor heating.

### Kitchen 9'4" x 8'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and washing machine, double glazed window.

### Outside

Two underground parking spaces.

### Local Authority

Norwich City Council, Tax Band E.

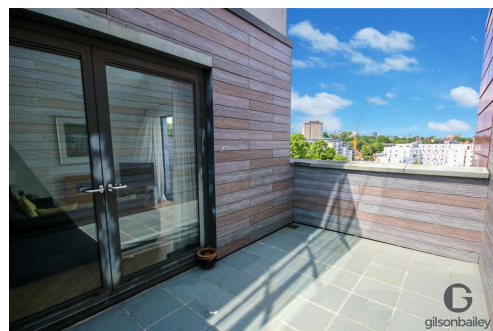
### Tenure

Leasehold - Term 126 years from 01 January 2005. Please note ground rent is £350 per annum and service charge £1877 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>	<b>63</b>	<b>63</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	

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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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