



41 Allison Bank Geoffrey Watling Way | | Norwich

£220,000

****PENTHOUSE APARTMENT WITH VIEWS TOWARDS THE CATHEDRAL AND RIVER**** Perched on the seventh floor of a Riverside development, this exceptional penthouse apartment offers a rare opportunity to enjoy stylish, contemporary living in one of Norwich's most sought-after locations. From the moment you step inside, you're welcomed by a sense of light, space, and quality. The entrance hall leads into a beautifully presented open-plan lounge and dining area, flooded with natural light and opening onto a spacious private balcony—the perfect spot to unwind or entertain while soaking in views of the river and the city's iconic cathedral.

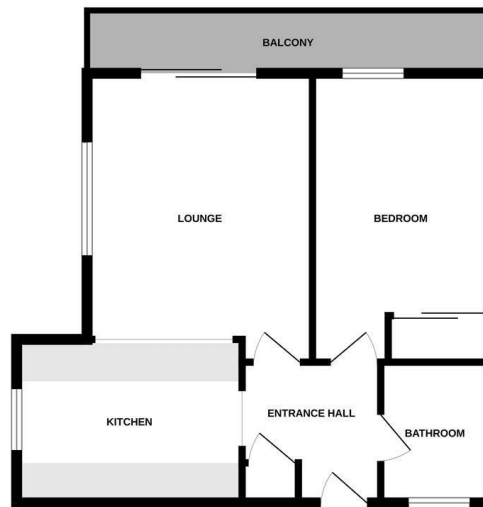
The modern fitted kitchen is both sleek and functional, ideal for everything from morning coffee to evening meals. The generously sized double bedroom offers a peaceful retreat, while the contemporary bathroom is finished to a high standard. Throughout the apartment, thoughtful design and immaculate presentation create a calming, comfortable atmosphere that feels instantly like home.

Additional benefits include double glazing, efficient electric heating, and a secure underground parking space—a true luxury in such a central location. With secure intercom entry and lift access, convenience and peace of mind come as standard. Just a short walk from the vibrant heart of Norwich, with its array of shops, cafes, restaurants, and cultural attractions, this apartment offers the perfect balance of riverside serenity and city buzz.

Whether you're a first-time buyer searching for your ideal home or an investor seeking a standout rental opportunity, this penthouse ticks all the boxes. Properties of this calibre in such a prime location rarely stay on the market for long—early viewing is highly recommended.



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We have every attempt to ensure the accuracy of the description contained herein, measurements of areas, volumes, rooms and any other facts are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not shown to scale and are not guaranteed as to their operation or efficiency and are for general information only.

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 the seventh floor. Front door to:

Entrance Hall

Doors to lounge, kitchen, bedroom and bathroom.

Lounge 15'1" x 12'2"

Sliding patio doors to balcony, double glazed window, underfloor heating.

Kitchen 12'1" x 8'7"

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

Bedroom 15'5" x 9'5"

Double glazed window, underfloor heating, built in wardrobes.

Bathroom 8'2" x 5'10"

Panelled bath with shower over, low level WC, hand wash basin, frosted double glazed window.

Outside

One secure underground parking space.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Leasehold - Term 126 years from 01 January 2005. Please note ground rent is £250 per annum and service charge £3000 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) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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