



48 Gavin Bank Geoffrey Watling Way | | Norwich

£180,000

*** NO ONWARD CHAIN AND GLORIOUS RIVER VIEWS *** Gilson Bailey are delighted to offer this one bedroom top floor apartment approaching 600 sq. ft. and situated in this sought after riverside location close to local supermarkets, shops, public swimming pool, gym, cinema, station and city centre. The accommodation comprises of an impressive secure entrance lobby, private entrance hall with storage, large living room with patio doors to private balcony with superb river view, modern kitchen with appliances, good size double bedroom, bathroom with shower over the bath, double glazing, modern electric heating, communal gardens. An internal viewing is highly recommended.





TOTAL APPROX. FLOOR AREA 528 SQ.FT. (49.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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

Door to

Entrance Hall

Imposing secure communal entrance lobby with lift access to all floors. Private entrance hall with built in storage cupboard, entry-phone, heater, doors to all rooms.

Living Room 16'4" x 12'5"

A very generous sized living room for a modern apartment. Full width glazed patio doors to private balcony which allows much natural light in providing the room with a bright and welcoming feel. TV / SAT / BT points, quality laminate floor, heater. Opens to kitchen area.

Balcony

Impressive private balcony with river view. Quality chrome and glass fittings with outside light. Patio doors to living room and bedroom.

Kitchen/Breakfast Area 11'5" x 9'2"

Superb modern kitchen with ample storage and work surface. Appliances include electric hob, oven and cooker hood, dishwasher, fridge/freezer and washing machine. Breakfast bar, spot lighting, breakfast bar, opens to living room.

Bedroom 16'4" x 12'5"

Big double bedroom with full width glazed patio doors which allow much daylight in. Mirror front built in double wardrobe, BT / TV points, heater.

Bathroom

Stylish modern white suite comprising bath with thermostatic shower over, WC and wash basin. Inset spot lighting, heater, extensive tiling.

Outside

Superbly maintained communal garden overlooking the river. Covered cycle storage.

Parking

We have been told a Parking space is available subject to availability and additional charge within the service charge. The current seller has a parking space and is included within the service charge.

Local Authority

Norwich City Council - Tax Band B

Tenure

Leasehold

Term: 125 years from 01 January 2012

Service Charge: £2,242.48pa

Ground: £265.41pa

Utilities

Ultrafast full fibre broadband available.

Mains water and electric.

Agents Note

Please Note - No Pets Are Allowed



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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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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