

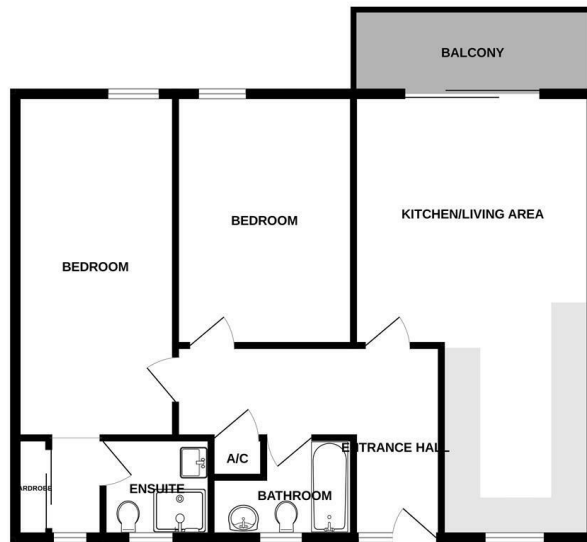


13 Allison Bank | | Norwich | NR1 1GW

£210,000

****MODERN APARTMENT WITH A BALCONY AND SECURE PARKING SPACE****
 Gilson Bailey are delighted to offer this SPACIOUS, TWO BEDROOM, MODERN APARTMENT situated in a sought after Riverside location within walking distance to the City Centre. Accommodation comprising secure intercom entry, private entrance hall, kitchen/living area with a balcony, TWO BEDROOMS and a bathroom with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a ONE SECURE UNDERGROUND PARKING SPACE. The apartment 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.





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items 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 by any prospective purchaser. The various systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency can be given. Made with Hectag 12/2024

Location

Allison Bank offers exceptional living, being located on the banks of the River Wensum with gentle walks into Norwich City centre and close by to the Riverside retail complex offering a wide range of activity including shopping, cinema, bars, restaurants and bowling, trampoline park and fitness gym. The property would make an excellent first-time purchase or buy-to-let investment and internal viewing is strongly recommended to appreciate the quality on offer.

Accommodation Comprises

Secure intercom entry with lift to third floor. Front door to:

Entrance Hall

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

Kitchen/Living Area 25'0" x 13'5"

Bedroom One 19'5" x 9'0"

En-Suite 6'1" x 5'7"

Bedroom Two 14'2" x 10'0"

Bathroom 8'0" x 5'7"

Outside

One secure underground parking space.

Local Authority

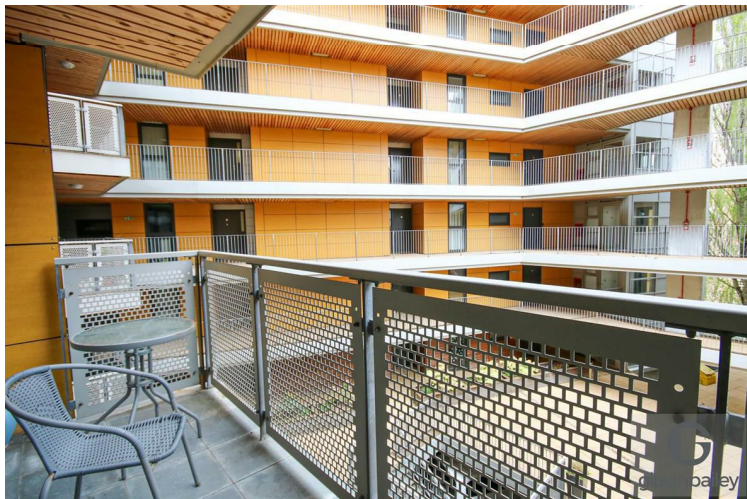
Norwich City Council, Tax Band B.

Tenure

Leasehold - Term 126 years from 1 January 2005. Please note ground rent is £250 per annum and service/maintenance charges are £2600 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) A		
(81-91) B		
(69-80) C	73	73
(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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