



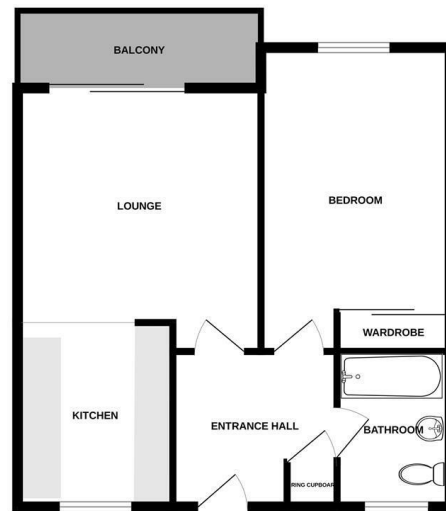
26 Allison Bank Geoffrey Watling Way | | Norwich

Guide Price £165,000

****GUIDE PRICE £165,000 - £170,000 STUNNING APARTMENT WITH AN UNDERGROUND PARKING SPACE**** Gilson Bailey are delighted to offer this stunning one-bedroom fifth-floor apartment in a prime Riverside location, just a short stroll from the City Centre. The property features an open-plan lounge with balcony, a fitted kitchen, a spacious double bedroom with built in wardrobe, and a contemporary bathroom. Enjoy the added benefit of secure underground parking, double glazing, and electric underfloor heating throughout. Offered with no onward chain, this home is perfect for first-time buyers or savvy investors alike. Don't miss out—book your viewing today and experience riverside living at its best!



FIFTH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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

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 fifth floor. Front door to:

Entrance Hall

Doors to lounge, bedroom and bathroom.

Lounge 14'1" x 13'5"

Underfloor heating, sliding patio door.

Kitchen 10'2" x 8'6"

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

Bedroom 16'8" x 10'2"

Double glazed window, underfloor heating, built in wardrobe.

Bathroom

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

Outside

One underground parking space accessed via secure electric gates.

Local Authority

Norwich City Council, Tax Band C.

Tenure

Leasehold - Term 126 years from 1 January 2005.
Please note ground rent is £250 per annum and
service/maintenance charges are £2950 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	77	78
(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 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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