

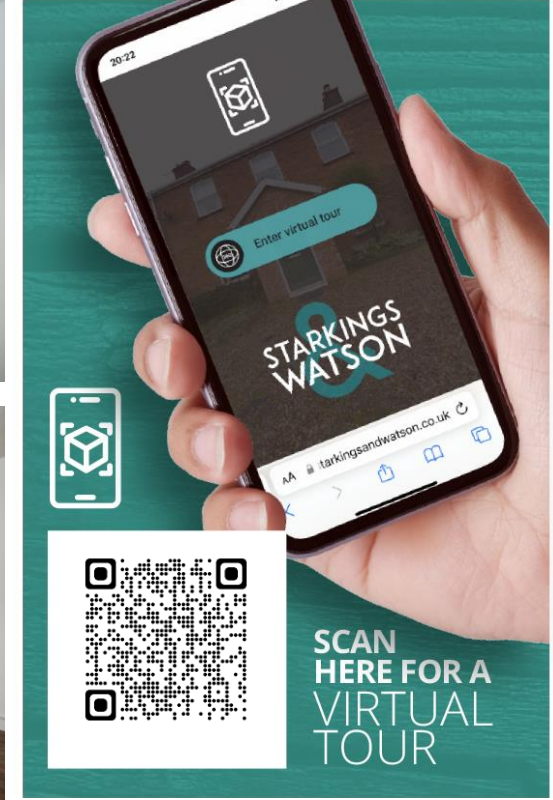
ASHMAN BANK

Geoffrey Watling Way, Norwich NR1 1HB

Leasehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



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- No Chain!
- EWS Form Completed
- Second Floor Apartment
- Open Plan Living
- Sitting Room with Balcony
- Kitchen & Integrated Appliances
- Two Double Bedroom
- Secure Allocated Parking

Offered with NO CHAIN, this second floor apartment offers SECURE ALLOCATED PARKING, and has had its EWS (External Wall Fire Review) COMPLETED - with the original DEVELOPERS Taylor Wimpey PAYING THE COSTS to upgrade the building. Therefore, this MODERN PROPERTY is an ideal FIRST BUY or INVESTMENT! Boasting great sized rooms, IMMACULATE COMMUNAL AREAS, lift and stair access, UNDER FLOOR HEATING and RIVER VIEWS - City Centre apartments don't get much better than this! With a SECURE ENTRANCE, the entrance hall is LOW MAINTENANCE, with doors to the 16' SITTING ROOM with SLIDING DOORS to the WRAP AROUND WALK-OUT BALCONY, open plan KITCHEN with APPLIANCES, two DOUBLE BEDROOMS and MODERN SHOWER ROOM.

LOCATION

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

DIRECTIONS

You may wish to use your Sat-Nav (NR1 1HB), but to

help....From the Centre of Norwich, head along Rose Lane, heading up the hill and onto Cattle Market Street. Turn left onto Rouen Road, which continues along and becomes King Street. Turn left at the T-junction, heading towards the Norwich City Football Club. Pedestrian access can be gained adjacent to the football club, or vehicular access can be gained by turning right at the two sets of traffic lights, and following along the rear of the football club, where the building will be found on the left hand side.

AGENTS NOTE

- The lease granted was 126 years from 2005.
- The ground rent is £325 PA, and service charges are £145 PCM.

Taylor Wimpey the original builder, confirmed that they are going to remedy issues raised in the EWS - Fire Safety Audit. The direct cost for this will be met by Taylor Wimpey.

The property occupies a position in one of the rear blocks on the development, with secure gated parking and steps leading up to the main central courtyard. The external communal areas are well maintained with lift and stair access leading to the second floor.

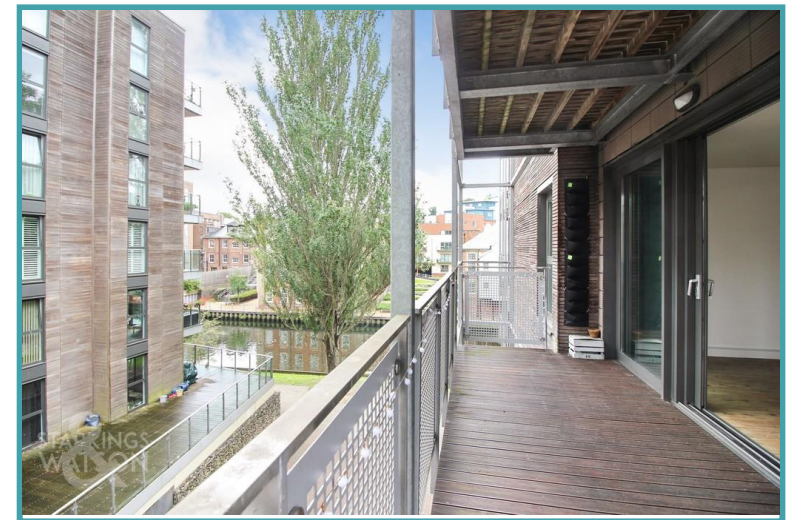
Entrance door to:

ENTRANCE HALL

Wood effect flooring with underfloor heating, entry telephone system, telephone point, electric fuse box, cloaks storage space, doors to:

DOUBLE BEDROOM

15' 2" x 8' 10" (4.62m x 2.69m) Wood effect flooring with underfloor heating, double glazed French doors to Juliet style balcony, television and telephone points, smooth ceiling.



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SHOWER ROOM

Modern white three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, double shower cubicle with 'Aqualisa' twin head thermostatically controlled rainfall shower, tiled splash backs, tiled flooring with underfloor heating, heated towel rail, built-in storage cupboard, shaver point, obscure double glazed window to front, smooth ceiling with extractor fan.

DOUBLE BEDROOM

18' 5" x 9' 9" (5.61m x 2.97m) Wood effect flooring with underfloor heating, double glazed window to rear with river views, built-in triple wardrobe with sliding mirrored doors housing the hot water tank, television and telephone points, smooth ceiling.

SITTING ROOM

16' 5" x 13' 4" (5m x 4.06m) Wood effect flooring with underfloor heating, double glazed window to side, double glazed sliding patio doors to walk-out balcony, television and telephone points, opening to kitchen with breakfast bar, smooth ceiling.

KITCHEN

11' 3" x 8' 2" (3.43m x 2.49m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset sink and drainer unit with mixer tap, matching up-stands, inset electric ceramic hob and built-in electric oven with stainless steel splash back and extractor fan, tiled effect flooring with underfloor heating, integrated fridge freezer, washing machine and dishwasher, under cupboard lighting, double glazed window to rear, built-in breakfast bar to the sitting room, smooth ceiling.

ALLOCATED PARKING

Parking is provided underground for one vehicle in space number 75.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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