



Robinson Bank Geoffrey Watling Way, Norwich - NR1 1GG



Robinson Bank Geoffrey Watling Way

Norwich

This TOP FLOOR duplex APARTMENT with PARKING offers views across to the FOOTBALL CLUB, and is presented in immaculate condition. With a secure LIFT ACCESS requiring KEY FOB ENTRY, the property offers a WELCOMING ENTRANCE with useful utility/cloakroom providing STORAGE. Stairs lead to the TWO BEDROOMS, with a door to the 26' OPEN PLAN KITCHEN/SITTING ROOM. The sitting room offers a WALK-OUT BALCONY, with full height windows to both sides, and the FULLY FITTED KITCHEN offering INTEGRATED APPLIANCES. The top floor offers TWO DOUBLE BEDROOMS including the MAIN BEDROOM with EN SUITE SHOWER ROOM and integrated WARDROBES. A further WALK-OUT BALCONY is shared by both BEDROOMS. The family bathroom is finished in a CONTEMPORARY STYLE with a shower over the bath. To the outside, the BALCONIES offer STORAGE and a SITTING SPACE, with communal gardens, and ALLOCATED PARKING for one vehicle.



Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Top Floor Duplex Apartment
- 26' Open Plan Sitting Room/Kitchen
- Useful Utility/Cloakroom
- Two Double Bedrooms
- En Suite & Family Bathroom
- Two Balconies
- Communal Gardens
- Allocated Parking

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.



SETTING THE SCENE

The property occupies a secure gated position with key fob entry to both the pedestrian and vehicular access. The vehicle access leads to the right hand side of the building with the car parking space located to the far left hand corner. The security entrance door offers an entry telephone system with a lift leading to the top floor where this duplex apartment can be found.

FIND US

You may wish to use your Sat-Nav (NR1 1GG), 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 straight ahead of you.



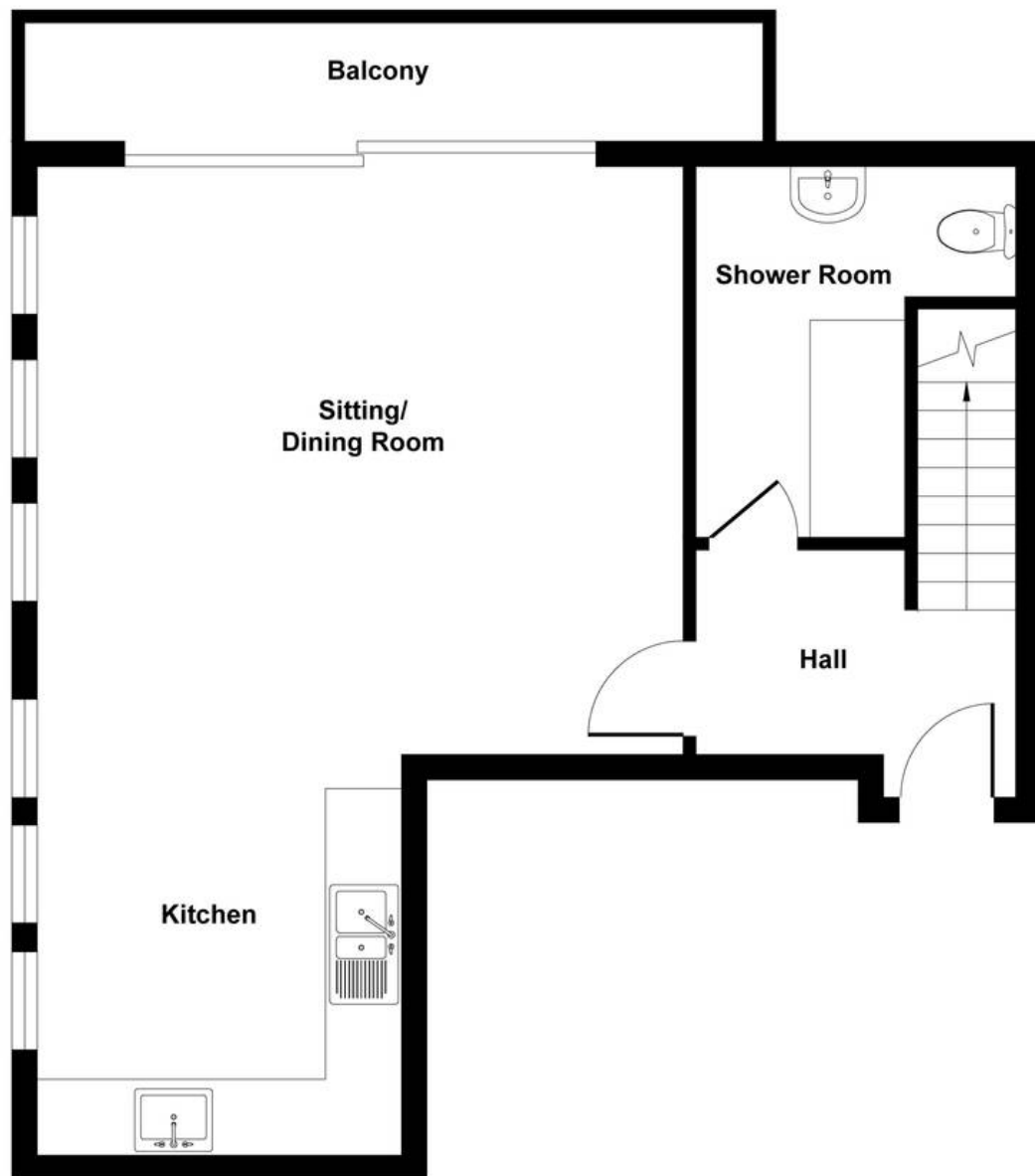




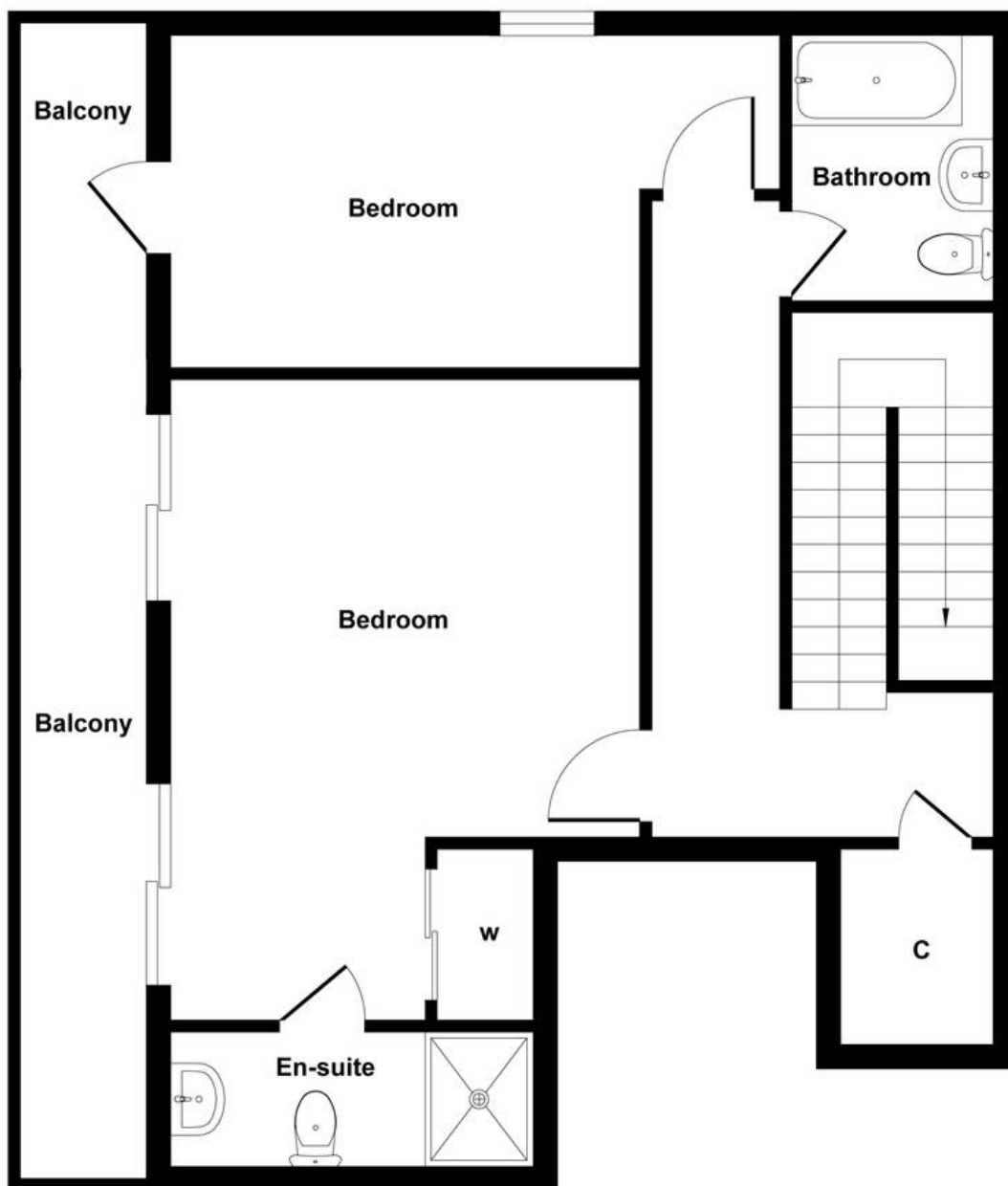
THE GREAT OUTDOORS

Communal gardens can be found to the rear of the property with views over the river.



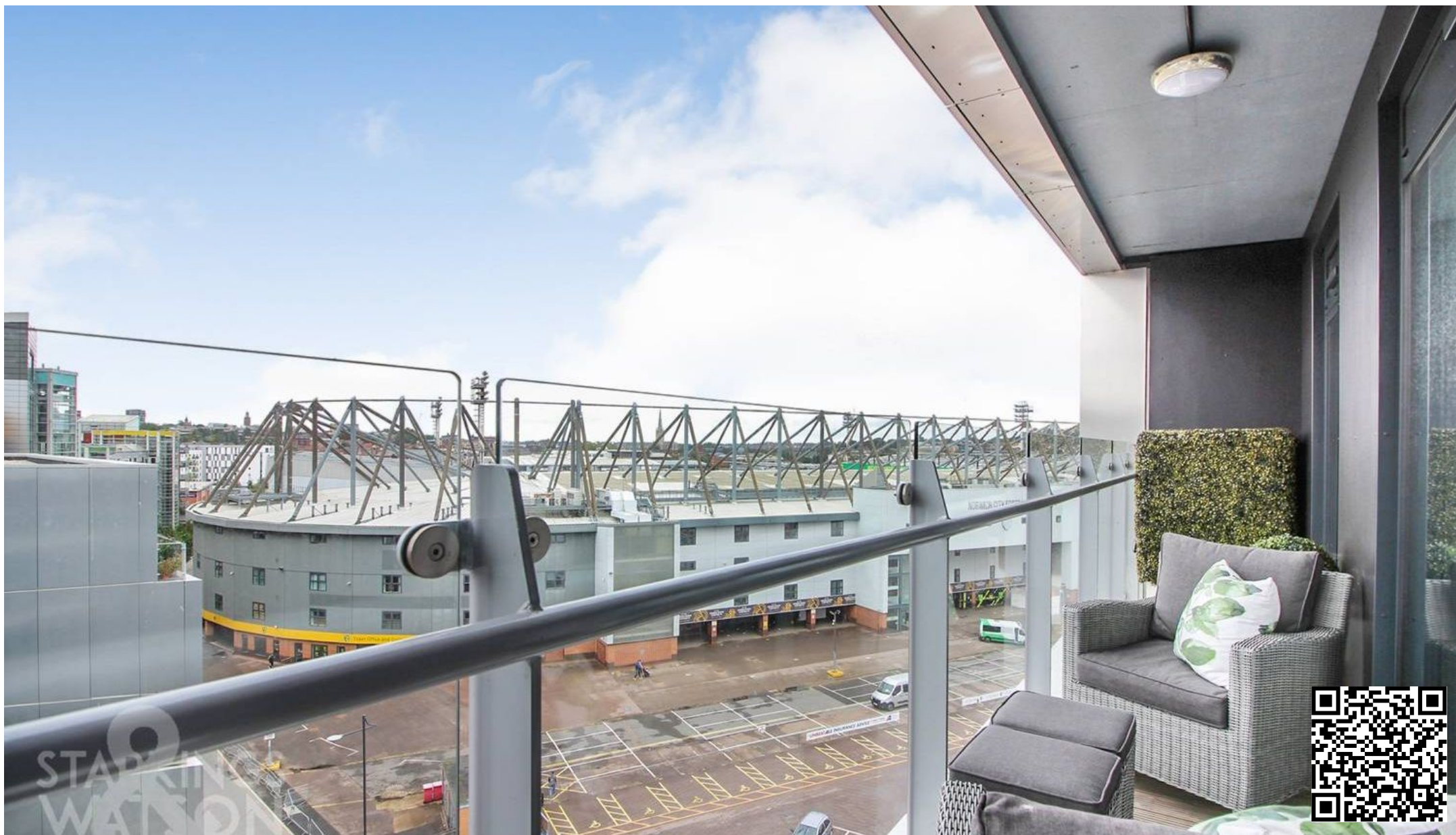


Ground Floor
Approximate Floor Area
503 sq. ft
(46.73 sq. m)



First Floor
Approximate Floor Area
606 sq. ft
(56.29 sq. m)

Approx. Gross Internal Floor Area 1109 sq. ft / 103.02 sq. m



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336226 • lettingteam@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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.