



Robinson Bank, Geoffrey Watling Way, Norwich - NR1 1GG



Robinson Bank, Geoffrey Watling Way

Norwich

NO CHAIN. 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: TBC



- No Chain!
- Top Floor Duplex Apartment
- 26' Open Plan Sitting Room/Kitchen
- Useful Utility/Cloakroom
- Two Double Bedrooms
- En Suite & Family Bathroom
- Two Balconies
- 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.

THE GRAND TOUR

ENTRANCE HALL

Wood effect flooring, electric heater, stair to first floor landing, telephone point, entry telephone system, smooth ceiling with recessed spotlighting, doors to:



CLOAK/UTILITY ROOM

9' 9" x 8' 5" Max. (2.97m x 2.57m) Offering a versatile space with fitted range of base level units with granite work surfaces and matching up-stands, continued wood effect flooring, space for washer/dryer, electric heater, low level W.C, wall mounted hand wash basin with mixer tap, tiled splash backs, electric fuse box, smooth ceiling with recessed spotlighting and extractor fan.

SITTING ROOM/KITCHEN

26' x 14' Max. L-Shaped. (7.92m x 4.27m) Offering an open plan entertaining space which is flooded with natural light through the patio doors and adjacent windows, ample space is provided for both sitting and dining.

SITTING ROOM

Continued wood effect flooring, electric heater x2, high level television point, sliding double glazed patio doors to front balcony, twin sets of double glazed windows and French doors to 'Juliet' balconies, smooth ceiling with recessed spotlighting, open plan to:

KITCHEN/DINING ROOM

Modern fitted range of wall and base level units with granite work surfaces, and inset one and a half bowl stainless steel sink and recessed drainer unit with mixer tap, matching up-stands, inset electric ceramic hob and built-in electric double oven with stainless steel splash back and extractor fan, continued wood effect flooring, integrated fridge freezer and dishwasher, space for dining table, under cupboard lighting, LED plinth level lighting, smooth ceiling with recessed spotlighting and extractor fan.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, electric heater, built-in airing cupboard housing hot water tank and storage shelving, smooth ceiling with recessed spotlighting, doors to:

DOUBLE BEDROOM

17' 6" x 12' 10" (5.33m x 3.91m) Fitted carpet, electric heater x2, built-in double wardrobe with sliding doors, double glazed sliding patio doors to balcony x2, smooth ceiling, door to:

EN SUITE

Modern white three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage drawer under and mixer tap over, double shower cubicle with thermostatically controlled shower, tiled splash backs and flooring, heated towel rail, wall mounted backlit vanity mirror, smooth ceiling with recessed spotlighting and extractor fan.

FAMILY BATHROOM

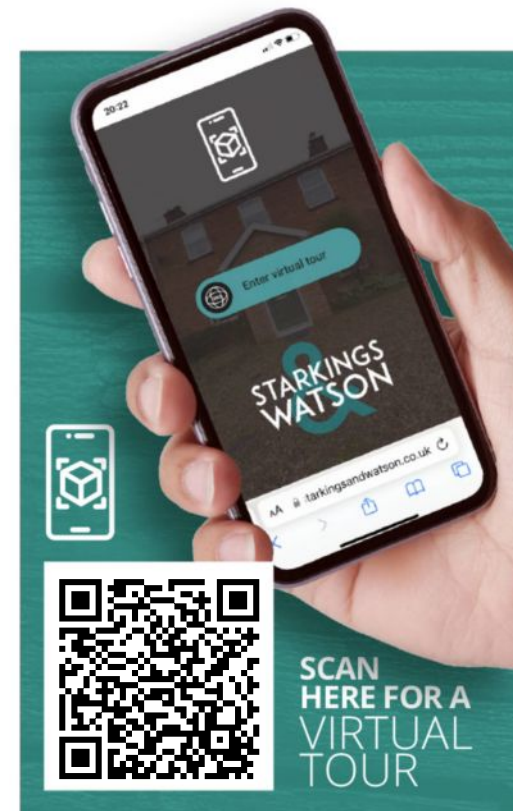
Modern white three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage drawer under and mixer tap over, shaped panelled bath with mixer shower tap and glazed shower screen, tiled walls and flooring, heated towel rail, wall mounted backlit vanity mirror, smooth ceiling with recessed spotlighting and extractor fan.

DOUBLE BEDROOM

16' 8" x 9' 1" Max. (5.08m x 2.77m) Fitted carpet, electric heater, double glazed full height window to front, double glazed door to balcony, smooth ceiling.

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.

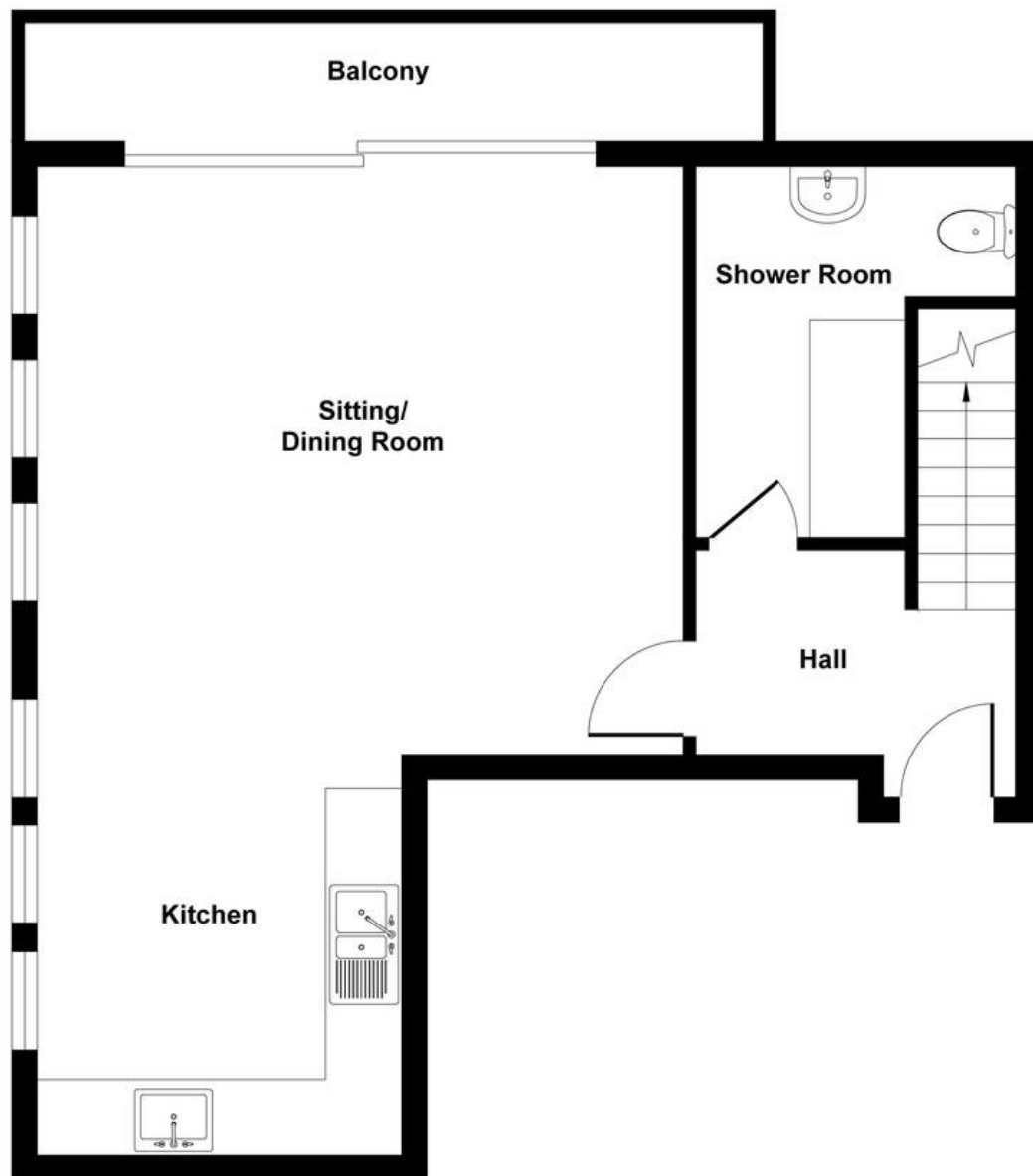




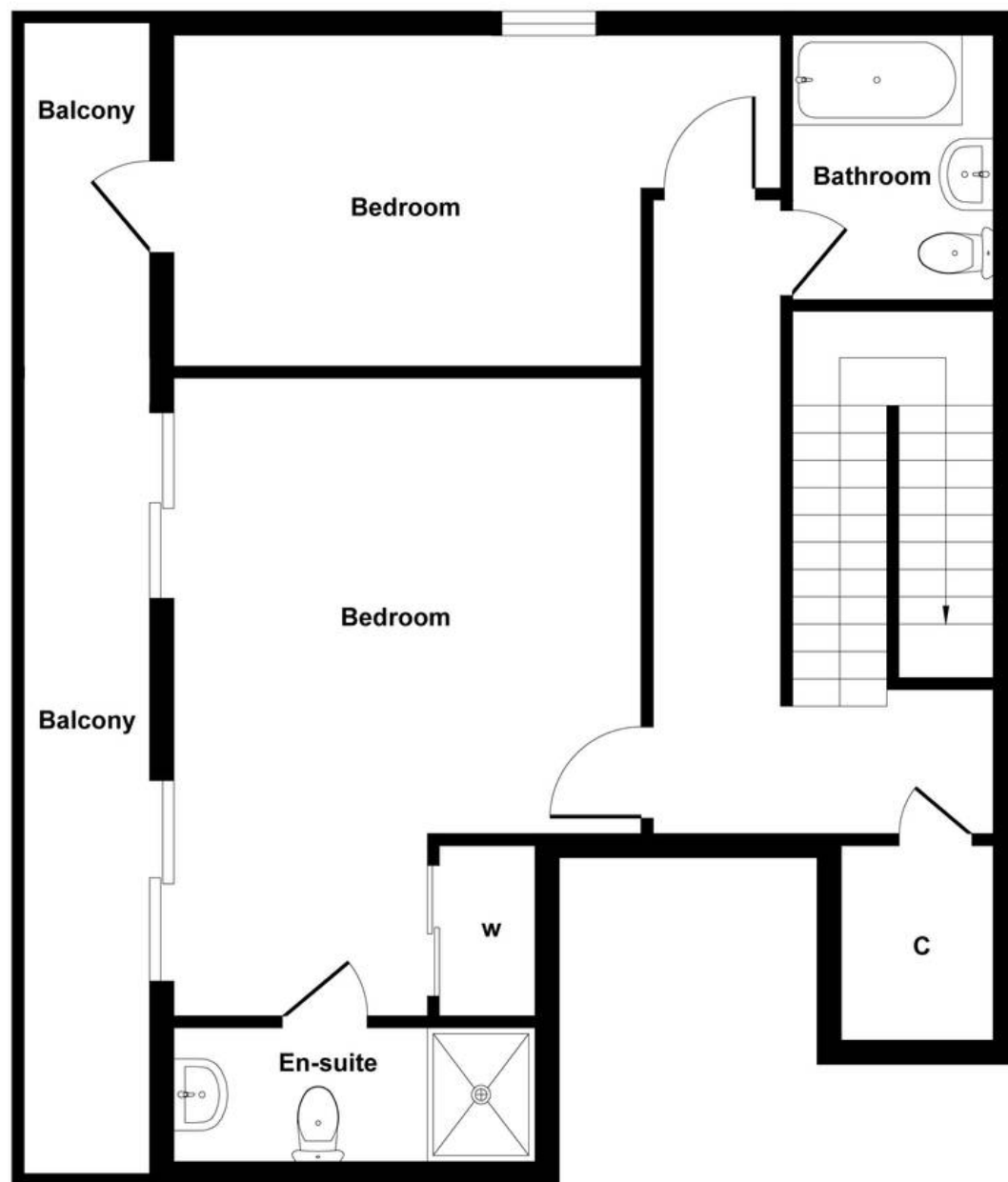


THE GREAT OUTDOORS
Communal gardens can be found to the rear of the property with views over the river.





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



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