



**Ashman Bank, Geoffrey Watling Way, Norwich, NR1 1HB**

**welcome to**

**Ashman Bank Geoffrey Watling Way, Norwich**

**\*\*NO ONWARD CHAIN!!\*\*** This immaculately presented TWO BEDROOM SECOND FLOOR APARTMENT is situated in the popular NR1 postcode just to the south of Norwich city centre and would make a fantastic first time buy or investment purchase.



## **Secure Phone Entry System**

Stairs or lift to the second floor.

## **Entrance Hall**

Carpeted flooring, underfloor heating and door to the front aspect.

## **Lounge/diner**

14' 3" x 13' 5" ( 4.34m x 4.09m )

TV point, phone point, carpeted flooring, underfloor heating and double glazed sliding doors to balcony.

## **Balcony**

Fully paved with fantastic views over the city and river.

## **Kitchen**

9' 7" x 8' 8" ( 2.92m x 2.64m )

Double glazed window to the front aspect, wall & base units with work surfaces over, electric oven, electric hob, extractor fan, stainless steel 1 size bowl, underfloor heating and integrated washing machine & fridge/freezer.

## **Bedroom 1**

15' 10" x 9' 9" ( 4.83m x 2.97m )

Double glazed window to the front aspect, carpeted flooring, underfloor heating, built in wardrobe and TV point.

## **Bedroom 2**

10' 2" x 9' 8" ( 3.10m x 2.95m )

Double glazed window to the rear aspect, carpeted flooring, underfloor heating and TV point.

## **Bathroom**

Wash hand basin, W/C, radiator, shower cubicle, extractor fan, vinyl flooring and underfloor heating.

## **Exterior**

Outside is a communal courtyard garden with secure underground parking.



***view this property online*** [williamhbrown.co.uk/Property/NOR132620](http://williamhbrown.co.uk/Property/NOR132620)



welcome to

## Ashman Bank Geoffrey Watling Way, Norwich

- \*NO ONWARD CHAIN!\*
- Secure underground allocated parking
- Balcony with views over the city
- Two double bedrooms
- Perfect first time buy or investment purchase

Tenure: Leasehold EPC Rating: D

# £230,000



**view this property online** [williamhbrown.co.uk/Property/NOR132620](https://www.williamhbrown.co.uk/Property/NOR132620)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
NOR132620 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01603 760044**



[norwich@williamhbrown.co.uk](mailto:norwich@williamhbrown.co.uk)



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)

Please note the marker reflects the  
postcode not the actual property