







welcome to

Allison Bank Geoffrey Watling Way, Norwich

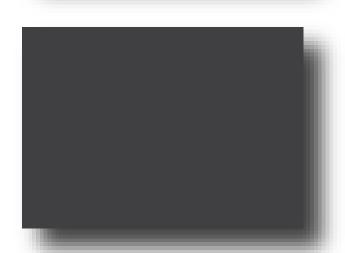
****A FANTASTIC OPPORTUNITY TO PURCHASE THIS STUDIO THIRD FLOOR APARTMENT situated in a highly sought after Riverside development providing easy access to local amenities and train station! Call now to book!!***













Communal Entrance Hall

With telephone entrance system as well as lift and stairs access.

Lounge/ Kitchen/ Bedroom

17' 6" x 25' 2" (5.33m x 7.67m)

Door and window to front aspect and laminate flooring.

A fully fitted kitchen with a range of eye and base level kitchen units, integrated two ring electric hob with stainless steel splashack, electric oven with hood over, sliding patio doors leading to balcony, temporary screening/partition to seclude the bedroom area with door to bathroom:-

Bathroom

Comprising of W/C, pedestal wash hand basin, walk in shower, extractor fan, part tiled walls and tiled flooring.

Balcony

Fully enclosed with internal courtyard views.





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- Walking distance to the train station
- Well presented throughout
- Ideal first time buy/ buy to let
- Third floor lift access
- Recently decorated through out

Tenure: Leasehold EPC Rating: C

guide price

£100,000





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: NOR140057 - 0003 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.



Please note the marker reflects the postcode not the actual property





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