



**Allison Bank, Geoffrey Watling Way, Norwich, NR1 1GW**



**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 splashback, 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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welcome to

## Allison Bank Geoffrey Watling Way, Norwich

- 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**



Please note the marker reflects the  
postcode not the actual property

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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

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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.



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