





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



## welcome to

## **Robinson Bank Geoffrey Watling Way, Norwich**

A VERY WELL DESIGNED, EQUIPPED AND SPACIOUS TWO BEDROOM, FOURTH FLOOR RIVERSIDE APARTMENT situated overlooking Carrow Road and within walking distance of Riverside and is being sold with the added benefit of NO ONWARD CHAIN! \*\* Viewings are highly recommended not to miss out on this property!! \*\*













#### **Entrance Door**

Walk in airing cupboard with hot water cylinder & plumbing for washing machine, tiled floor, smooth plastered ceiling and wall mounted entry phone system.

## Lounge/ Diner/ Kitchen

23' 3" x 11' (7.09m x 3.35m)

Fully fitted comprehensive range of eye & base level kitchen units, inset stainless steel sink unit, built in electric hob, built in electric oven, space for fridge/freezer, built in dish washer, built in extractor fan and double glazed doors overlooking the balcony & Carrow Road

#### **Bedroom One**

17' 6" x 10' 9" ( 5.33m x 3.28m )

Window to side aspect, double built in wardrobe and door to ensuite:-

#### **Ensuite**

Shower cubicle with mains fed shower, wash hand basin, W/C, extractor fan, tiled splashbacks and smooth plastered ceiling.

#### **Bedroom Two**

11' 8" x 8' 8" ( 3.56m x 2.64m ) Patio door to balcony.

## **Family Bathroom**

Paneled bath with attached shower, wash hand basin, W/C, tiled splashbacks, extractor fan and electric heater.

#### **Exterior**

The property has secure parking.





### welcome to

# Robinson Bank Geoffrey Watling Way, Norwich

- Stunning Riverside apartment
- Spacious & well presented
- NO ONWARD CHAIN
- Double length full length balcony
- Stunning views over Carrow Road

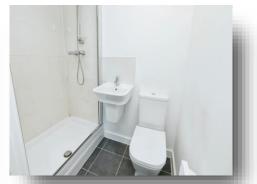
Tenure: Leasehold EPC Rating: C

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.

offers in excess of

£210,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/NOR140826



Property Ref: NOR140826 - 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.





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