









welcome to

Allison Bank Geoffrey Watling Way, Norwich

THIS IMMACULATELY PRESENTED TWO BEDROOM APARTMENT situated on the third floor of a well regarded development of luxury apartments. The property would make a fantastic first time buy or buy to let investment and is being sold with the added benefit of NO ONWARD CHAIN!!













Entrance Hall Kitchen

17' 4" x 9' 5" (5.28m x 2.87m)

Window to front, wall & base units, work surfaces, integrated cooker, integrated hob, cooker head, stainless steel splashbacks, one sized bowl stainless steel sink unit and tiled flooring.

Lounge

14' 9" x 13' 9" (4.50m x 4.19m)

Double doors leading to balcony and carpeted floor.

Bedroom One

19' 2" x 9' 1" (5.84m x 2.77m)

Window to rear, built in wardrobe, carpeted floor and door to ensuite:-

Ensuite

Shower cubicle, wash hand basin, W/C and tiled flooring.

Bedroom Two

9' 6" x 8' 4" (2.90m x 2.54m)

Window to side and carpeted floor.

Bathroom

Bath with shower over, wash hand basin, W/C, part tiled walls and tiled flooring.

Exterior

The property has an allocated underground parking space only accessed by the residents.





welcome to

Allison Bank Geoffrey Watling Way, Norwich

- NO ONWARD CHAIN
- Third floor apartment
- Private balcony
- Would make a fantastic first time buy or buy to let investment
- Easy access to the city centre

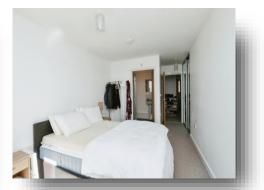
Tenure: Leasehold EPC Rating: B

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

£230,000









view this property online williamhbrown.co.uk/Property/NOR140776



Property Ref: NOR140776 - 0004 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.





01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk

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.