



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



**welcome to**

**Allison Bank Geoffrey Watling Way, Norwich**

**\*\* GREAT INVESTMENT!! \*\*\*** Situated in the highly sought after Riverside development is THIS TWO BEDROOM, TWO BATHROOM, FOURTH FLOOR APARTMENT currently rented out at £1,100 pcm. **\*\*Viewings are highly recommended not to miss out!!\*\***



**Entrance Hall****Kitchen/ Diner/ Lounge**

12' 1" x 26' 3" ( 3.68m x 8.00m )

Balcony to rear, window to side, mixer tap, fridge/ freezer, oven, sink unit and induction hob.

**Bedroom One**

22' 6" x 12' 2" ( 6.86m x 3.71m )

Floor to ceiling window to side, carpeted floor, built in wardrobe and door to ensuite:-

**Ensuite**

W/C, shower, extractor fan, tiled flooring and mixer tap.

**Bedroom Two**

10' 3" x 15' 4" ( 3.12m x 4.67m )

Floor to ceiling window to rear and carpeted floor.

**Bathroom**

W/C, wash hand basin, over the top shower, half tiled walls and tiled flooring.

**Exterior**

The property has an allocated parking space.



***view this property online*** [williamhbrown.co.uk/Property/NOR141536](http://williamhbrown.co.uk/Property/NOR141536)



welcome to

## Allison Bank Geoffrey Watling Way, Norwich

- Balcony with river views
- Open plan kitchen/ living space
- Close to local amenities
- Electric underfloor heating
- Secure allocated car parking

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

# £240,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NOR141536](https://www.williamhbrown.co.uk/Property/NOR141536)



Property Ref:  
NOR141536 - 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.



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)