

# Arnolds | Keys



**23 Ashman Bank, Norwich, NR1 1HB**

**Guide Price £220,000**

- FOURTH FLOOR APARTMENT
- RIVERSIDE LOCATION
- TWO BEDROOMS
- UNDERFLOOR HEATING
- SECURED, ALLOCATED PARKING
- CLOSE TO CITY CENTRE
- PRIVATE BALCONY
- MODERN AND WELL PRESENTED ACCOMMODATION



# 23 Ashman Bank, Norwich NR1 1HB

**\*NO ONWARDS CHAIN\*** Located within a secure development close to the city centre, this modern riverside fourth floor apartment boasts a private balcony with city views and sheltered, allocated parking.



Council Tax Band: C



## DESCRIPTION

This fourth floor apartment offers bright, contemporary accommodation. Benefitting from a private balcony which can be accessed from the main bedroom and living room to enjoy stunning city centre views.

Ashman Bank is a secure gated development situated just a short distance from the City Centre and train station, with both stair and lift access and is arranged around a pleasant landscaped communal garden. The properties accommodation comprises of an entrance hall with video security entry system, lounge/diner, kitchen, two bedrooms and a bathroom. The property further benefits from a secure allocated under cover parking space.

## INTERNAL ACCOMMODATION

### ENTRANCE HALL

Carpet flooring, phone entry system, doors to all rooms;

### KITCHEN

Fitted with a range of wall and base units with inset stainless steel sink, fitted Hotpoint electric oven with electric hob and cooker hood over, integrated Hotpoint washing machine and fridge freezer, vinyl flooring, open to living area.

### LIVING ROOM

Sliding doors to balcony, laminate flooring.

## BEDROOM ONE

French doors to balcony, carpet, built in wardrobes.

## BATHROOM

Fitted with a three piece suite comprising bath with mixer tap, mains shower and rainfall shower head over, vanity unit with WC and wash hand basin, heated towel rail, shaver charging point, extractor fan, tiled flooring.

## BEDROOM TWO

Double glazed window to front aspect, carpet flooring.

## LOCATION

The location is truly fantastic with easy walking distance to the Riverside complex and city centre where you will find a large range of shops, restaurants and cafes and great location of Norwich train station and bus routes.

## AGENTS NOTES

This property is Leasehold.

Years remaining on lease: 105 years remaining.

Annual maintenance charges: £2290

Ground rent: £325 PA

Mains water, electric underfloor heating, mains drainage.

Apartment is located on fourth floor and has secure underground allocated parking.

Council Tax Band: C






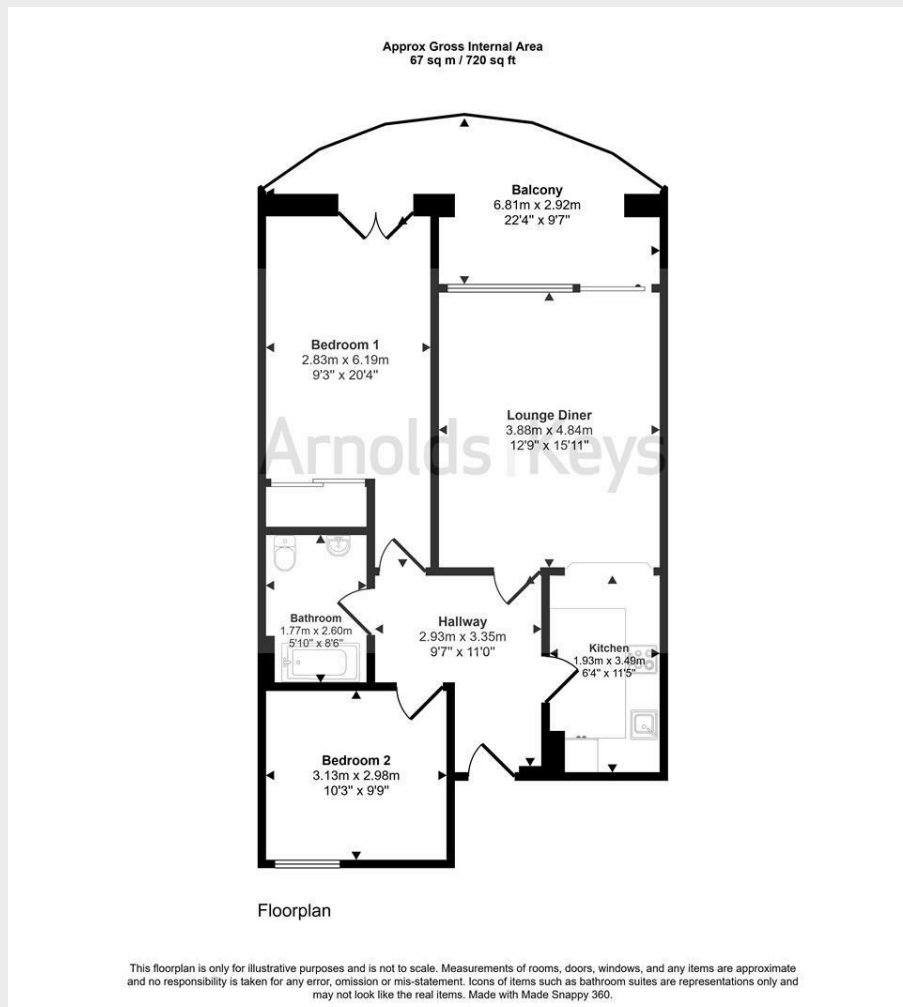


## Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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