

# Arnolds | Keys



**90 Ashman Bank, Geoffrey Watling Way, Norwich, NR1 1HB**

**Offers Over £200,000**

- BALCONY WITH RIVER VIEWS
- CONVENIENT CITY LOCATION
- LARGE BATHROOM WITH SEPARATE SHOWER
- SECURE UNDER COVER ALLOCATED PARKING
- LIFT ACCESS
- FIRST FLOOR APARTMENT
- LOUNGE/DINER AND KITCHEN
- ELECTRIC UNDER FLOOR HEATING
- SECURE GATED DEVELOPMENT
- NO ONWARD CHAIN

# 90 Ashman Bank, Norwich NR1 1HB

**\*NO ONWARD CHAIN\*** With Riverside views and a private balcony, this first floor apartment benefits from secure under cover allocated parking and is just a short distance from the City Centre.



Council Tax Band: C



## DESCRIPTION

This first floor two bed apartment offers spacious accommodation enjoying a South West facing balcony with views across the River. 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 electric under floor heating and a secure allocated under cover parking space.

## ENTRANCE HALL

Main door to front, secure entry system, carpet, doors to all rooms.

## KITCHEN

A fitted kitchen with integrated washer/dryer, fridge/freezer and a built-in fan assisted oven, electric hob with stainless steel splashback and a stainless steel extractor. Open to;

## LOUNGE/DINER

A large double glazed sliding door to the south-west facing balcony overlooking the river, carpet flooring.

## BEDROOM ONE

Large double glazed window overlooking the river, built in double wardrobe, carpet.

## BEDROOM TWO

Double glazed window to side aspect, carpet flooring.

## BATHROOM

A double glazed window to rear, four piece suite comprising bath, separate shower cubicle, WC and wash hand basin fitted into vanity unit, heated towel rail, extractor fan.

## 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.

## AGENT NOTE

Ground rent - £325 per year until 31/12/2030, increasing to £650a until 31/12/2055, increasing to £1300 until 31/12/2080, increasing to £2600 until 31/12/2105, increasing to £5200 for the remainder of the term.

Service Charge - £2,089PA

Lessee's proportion of maintenance expenses: 1.0420%.

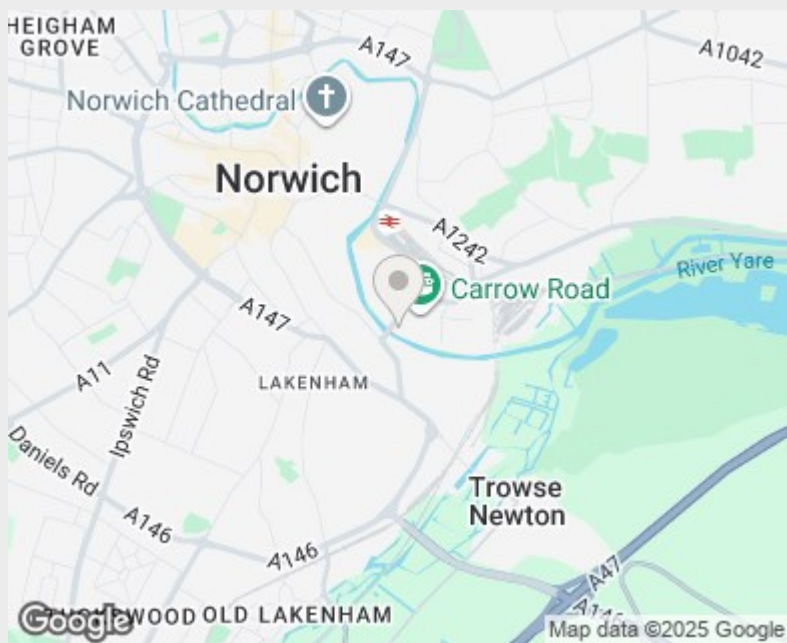
Lease - 126 Years from 1 Jan 2005. 108 years remaining Terms expires 31 December 2130

SERVICES: Mains water, electric Underfloor heating

Apartment is located on 1st floor and has secure underground allocated parking - Parking space number 90.

Council Tax Band: C

Tenure: Leasehold



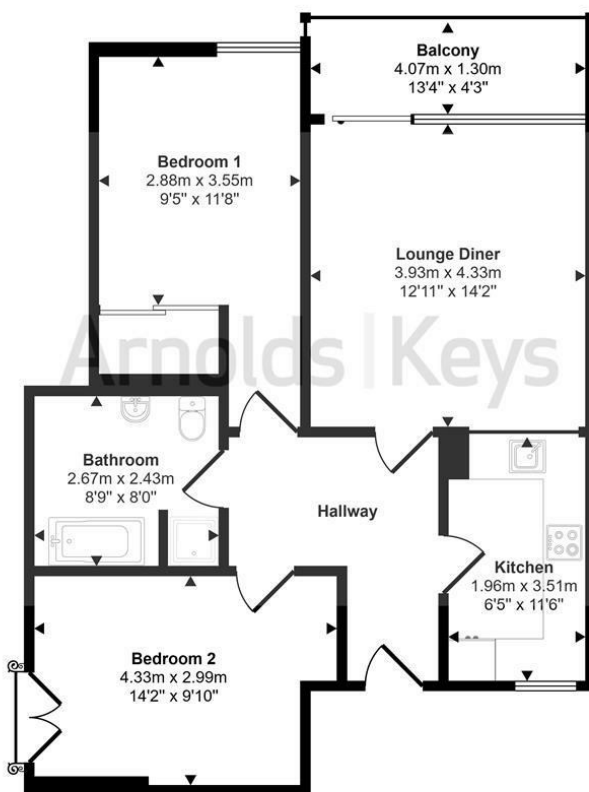
## Viewings

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) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area  
68 sq m / 731 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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.

