

## 2 Ashman Bank Geoffrey Watling Way | | Norwich

### Guide Price £160,000

**\*\* GUIDE PRICE £160,000 - £165,000 - UNDERGROUND PARKING SPACE AND NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this well presented one-bedroom ground-floor apartment, perfectly positioned in a highly desirable riverside location just a short stroll from the city centre. This stylish home features a bright and spacious lounge/diner opening onto a large balcony, ideal for relaxing or entertaining, alongside a well-equipped kitchen, generous double bedroom, and a bathroom. Further benefits include secure intercom entry, double glazing, and the luxury of electric underfloor heating throughout, as well as a valuable underground parking space. Offered with no onward chain, this exceptional property presents a superb opportunity for first-time buyers or investors alike, and early viewing is highly recommended.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The actual, various and appliances shown here are based on the plan as provided. All other details are subject to change. Made with MyPlan 2020

### Location

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

### Accommodation Comprises

Secure intercom entry. Front door to:

#### Entrance Hall

Doors to all rooms.

#### Lounge/Diner 14'5" x 13'1"

Sliding patio doors to balcony, underfloor heating.

#### Kitchen 10'9" x 9'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and washing machine, double glazed window.

#### Bedroom 13'1" x 9'10"

Double glazed window, underfloor heating, built in wardrobe.

#### Bathroom

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

#### Outside

One underground parking space.

#### Local Authority

Norwich City Council, Tax Band B.

#### Tenure

Leasehold - Term 126 years from 01 January 2005. Please note ground rent is £250 per annum and service charge £1650 per annum.


#### Utilities

Fibre to the property.  
Mains water and electric.

#### Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


**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>		
(55-68) <b>D</b>	<b>65</b>	<b>66</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	

**Local Authority**

Norwich City Council, Tax Band B

**Tenure**

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.