

propertyladder



Allison Bank, Geoffrey Watling Way, Norwich, NR1

Stylish Seventh-Floor Two Bedroom Riverside Apartment!

GUIDE PRICE £230,000 LEASEHOLD 106 Years Left



BRITISH
PROPERTY
AWARDS

2023 & 2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

BALCONY BLISS WITH RIVERSIDE CITY LIVING!

Enjoy stunning river views from this beautifully presented two-bedroom apartment on the seventh floor of the sought-after Allison Bank development.

The apartment offers a bright and spacious living room with sliding doors opening to a private balcony overlooking the River Wensum, a modern open-plan kitchen and dining area with integrated appliances, and two well-proportioned bedrooms - the principal featuring built-in wardrobes, skylight, and an en-suite shower room.

There's also a contemporary main bathroom, ample storage, and underfloor heating throughout.



“with sliding doors opening to a private balcony overlooking the River Wensum”



Overview

- Stunning River Views From Private Balcony
- Bright Open-Plan Kitchen / Dining / Living Space
- Two Double Bedrooms, One With En-Suite
- Stylish Modern Bathrooms
- Underfloor Heating Throughout
- Secure Entry System And Lift Access
- Allocated Ground-Floor Parking
- Fibre Broadband Connection Available
- Walking Distance To Norwich Train Station & City Centre
- Sought-After Riverside Location





Location

Allison Bank enjoys a prime riverside position on the edge of Norwich city centre. Residents benefit from tranquil river views while being just moments from the train station, Norwich City Football Club, and a wealth of cafés, bars, and shops. The location is ideal for commuters and professionals seeking modern city living with a peaceful outlook.

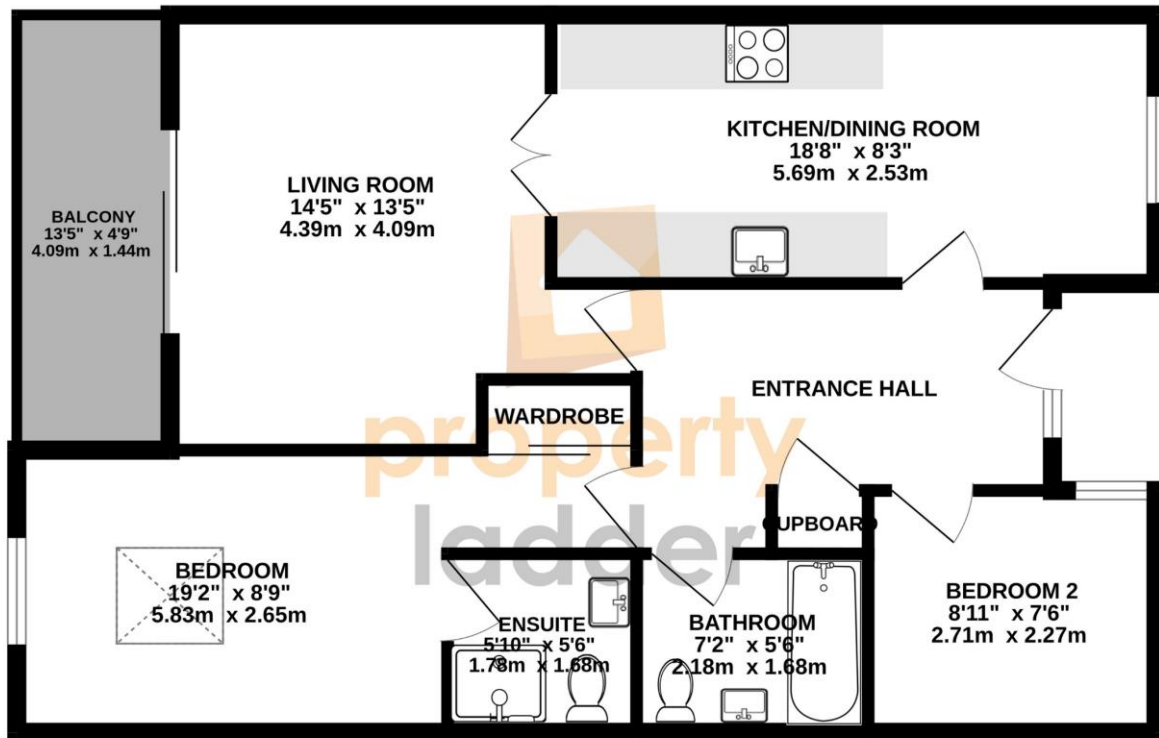


Outside

The building offers lift access, a secure entry system, and allocated ground-floor parking.

Perfectly positioned for city living, this riverside home blends style, comfort, and convenience just a short stroll from Norwich railway station, the football ground, and the vibrant city centre.

GROUND FLOOR 695 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	67 D
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, UNDERFLOOR HEATING

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If you are considering selling your home, please contact us for your no obligation free market appraisal.

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