







21 Lochhead Bank | Geoffrey Watling Way | Norwich

£210,000

STUNNING APARTMENT OFFERED WITH OFF ROAD PARKING AND NO ONWARD CHAIN Gilson Bailey are delighted to offer this stunning, modern and spacious, two double bedroom, sixth floor apartment, occupying an enviable position within a highly desirable Riverside development in Norwich and offered with the significant advantage of no onward chain. Boasting stylish contemporary accommodation, impressive elevated views and a fantastic location within easy reach of the City Centre, this attractive apartment presents an excellent opportunity for first-time buyers or investors seeking a desirable buy-to-let property. Accessed via secure intercom entry, the accommodation comprises a welcoming entrance hall leading into a superb open-plan lounge/kitchen/diner, creating a wonderful sociable space for cooking, dining, relaxing and entertaining. A particular highlight is the large private balcony, accessed via sliding doors from the living area, providing a fantastic outdoor space to enjoy the wonderful elevated views across Norwich, perfect for alfresco dining or simply unwinding while taking in the surroundings. The apartment also benefits from two generously proportioned double bedrooms, with bedroom one enjoying the added luxury of its own private en-suite shower room, alongside a separate family bathroom, providing excellent comfort and convenience. Further benefits include one off road parking space at a yearly cost of £600, double glazing and electric heating. Combining contemporary open-plan living, two double bedrooms, two bath/shower rooms, a superb balcony with impressive City views and a highly sought-after Riverside location, this attractive chain-free apartment would make an exceptional first-time purchase or buy-to-let investment, so be quick to book a viewing.

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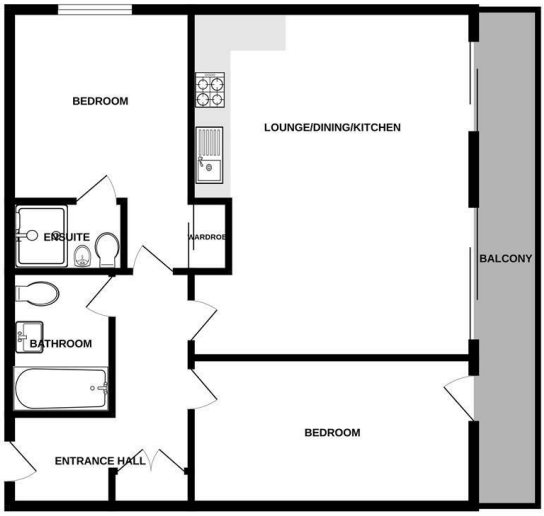
SIXTHFLOOR



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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Location
The property is located close by to Norwich train station, the popular Riverside development offering a selection of restaurants, bars, cinema, gym, swimming pool and 10-pin bowling alley. There is ease of access to the A47, Norwich ring road and the vibrant city centre itself.

Accommodation Comprises
Secure intercom entry with stairs and lift to sixth floor. Front door to:

Entrance Hall
Doors to lounge/kitchen/diner, two bedrooms, bathroom and large cupboard housing washing machine and tumble dryer.

Lounge/Kitchen/Diner 18'7" x 15'6"
Fitted wall and base units with worktops over, sink and drainer, four ring electric hob, fitted oven, integrated fridge/freezer and dishwasher, electric heater, sliding doors to balcony.

Bedroom One 14'8" x 9'11"
Double glazed window, electric heater, built in wardrobe.

En-Suite
Shower cubicle, low level WC, hand wash basin, electric heater.

Bedroom Two 14'7" x 8'1"
Double glazed window, electric heater.

Bathroom
Bath with shower over, low level WC, hand wash basin, electric heater.

Outside
One off road parking space.

Local Authority
Norwich City Council, Tax Band C,

Tenure
Leasehold
Term: 125 years commencing on 1 January 2012
Fees for 2026
Service charge: £2020.19
Ground Rent : £331.77
Parking: £600.00 (by separate arrangement to be agreed during purchase)

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.

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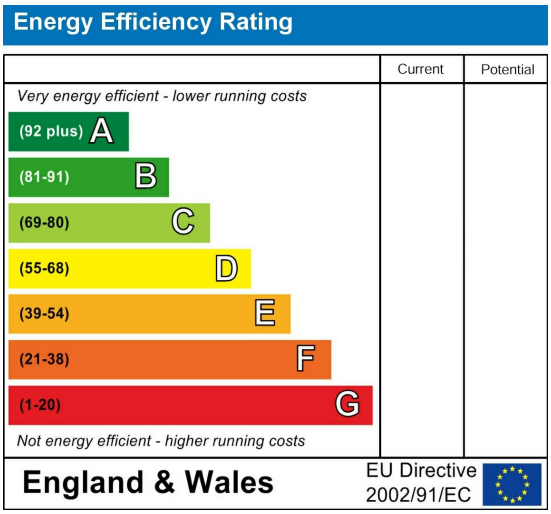

Local Authority

Norwich City Council, Tax Band C

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.