



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

**welcome to**

## **Ashman Bank Geoffrey Watling Way, Norwich**

This well presented two bedroom apartment is situated in the highly sought after postcode of NR1. The property benefits from river views, balcony, communal gardens, allocated parking and is well presented throughout. \*\*\* Viewings are highly recommended to fully appreciate this fantastic property \*\*\*



**Lounge**

12' 9" x 13' 3" ( 3.89m x 4.04m )

Bifold doors to balcony, underfloor heating and carpeted floor.

**Kitchen**

9' 8" x 8' 9" ( 2.95m x 2.67m )

Window to front, wall & base units, work surfaces, electric hob, electric oven, integrated fridge/ freezer, stainless steel sink, underfloor heating and laminate floor.

**Bedroom One**

10' 5" x 13' 3" ( 3.17m x 4.04m )

Window to rear, built in wardrobes, underfloor heating and carpeted floor.

**Bedroom Two**

13' 1" x 9' 10" ( 3.99m x 3.00m )

Window to rear, underfloor heating and carpeted floor.

**Bathroom**

Corner bath with shower over, wash hand basin, wc, fully tiled, extractor fan and window to front.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Ashman Bank Geoffrey Watling Way, Norwich

- Two bedroom apartment
- River views & communal parking
- Balcony
- Well presented throughout
- Allocated parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2000.00

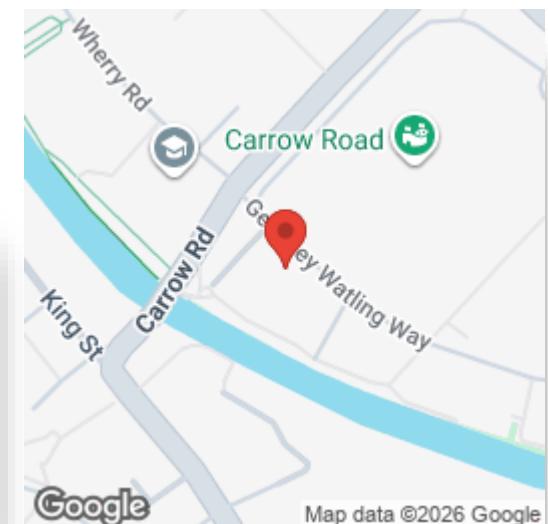
Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£185,000**



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Property Ref:  
NOR142787 - 0003

  
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