



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

welcome to

Ashman Bank, Geoffrey Watling Way, Norwich

A two bedroom apartment situated within a centralised location in Norwich offering a modern finish throughout.



Description

Situated within the popular Ashman Bank development in Norwich, this well-proportioned two-bedroom apartment offers comfortable and convenient living, ideal for first-time buyers, professionals, investors, or those looking to downsize.

The accommodation is accessed via a central entrance hall which provides access to all rooms. The bright and generously sized lounge enjoys direct access to a private balcony, creating an excellent space for relaxing or entertaining. The separate fitted kitchen provides ample worktop and storage space.

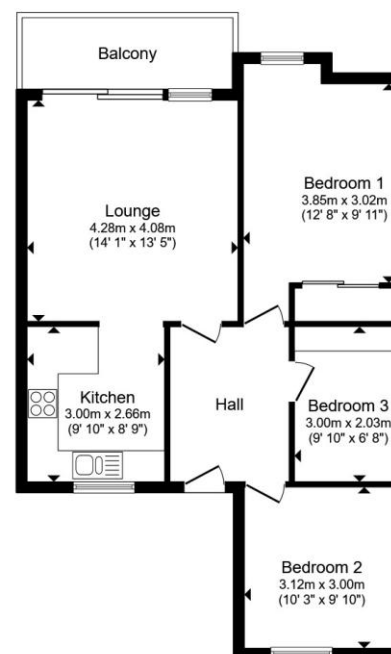
There are two good-sized bedrooms, including a spacious principal bedroom, alongside a versatile second bedroom which could also be utilised as a home office or guest room. A family bathroom completes the accommodation.

Ashman Bank is conveniently located close to a wide range of local amenities, including shops, supermarkets, schools, healthcare facilities and leisure amenities. Excellent public transport links and road connections provide easy access to Norwich city centre, Norwich Railway Station and the surrounding areas.

Agent's Note

1) This property is being marketed for sale on behalf of the Joint LPA Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint LPA Receivers to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Joint LPA Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability

2) Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 64.3 m² (693 sq.ft.) approx

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.propertybox.io



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welcome to

Ashman Bank, Geoffrey Watling Way, Norwich

- Two-bedroom first floor apartment
- Spacious lounge with balcony access
- Well-proportioned bedrooms
- Convenient location close to local amenities
- Good transport links to Norwich city centre

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR143840 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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