



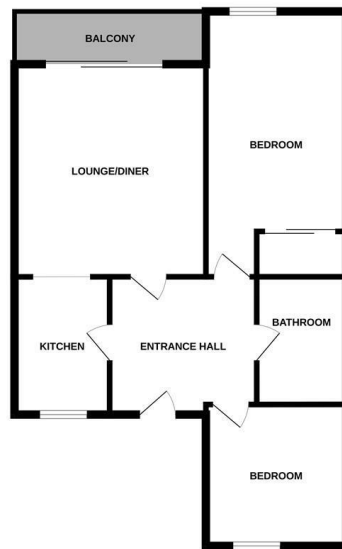
**92 Ashman Bank Geoffrey Watling Way | | Norwich**

**Offers In The Region Of £200,000**

**\*\*RIVER VIEWS AND SECURE OFF ROAD PARKING\*\*** Gilson Bailey are delighted to offer this well-presented two-bedroom second-floor apartment, superbly positioned within the highly sought-after Riverside development and enjoying delightful views over the River Wensum. Offering a wonderful combination of modern living, convenience and an enviable waterside setting, this attractive apartment is ideal for first-time buyers, professionals and investors alike. Accessed via a secure intercom entry system, the accommodation comprises a private entrance hall, a bright and spacious lounge/dining room with access to a substantial balcony overlooking the river, a fitted kitchen, two well-proportioned bedrooms and a bathroom. The generous balcony provides the perfect place to relax and enjoy the picturesque surroundings, making it a standout feature of the home. Further benefits include double glazing, electric underfloor heating, a secure underground parking space and the added advantage of being offered with no onward chain. Ideally located within easy walking distance of Norwich city centre, the train station, Riverside leisure facilities, restaurants and shops, this fantastic apartment presents an excellent opportunity to enjoy low-maintenance living in one of the city's most desirable developments. Early viewing is highly recommended.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, fixtures and appliances shown here are not shown to scale and are for guidance only to their operation or efficiency may be given. Made with MyPlan 10/2018

### 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 with stairs and lift to second floor. Front door to:

#### Entrance Hall

Doors to all rooms.

#### Lounge/Diner 14'10" x 13'5"

Sliding patio doors to balcony, underfloor heating.

#### Kitchen 9'8" x 6'8"

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 One 18'6" x 9'9"

Double glazed window, built in wardrobe, underfloor heating.

#### Bedroom Two 9'11" x 9'10"

Double glazed window, underfloor heating.

#### Bathroom 8'11" x 6'0"

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

#### Outside

One secure underground parking space.

#### Local Authority

Norwich City Council, Tax Band C.

#### Tenure

Leasehold - Term 126 years from 01 January 2005. Please note ground rent is £325 per annum and service charge £2500 per annum.

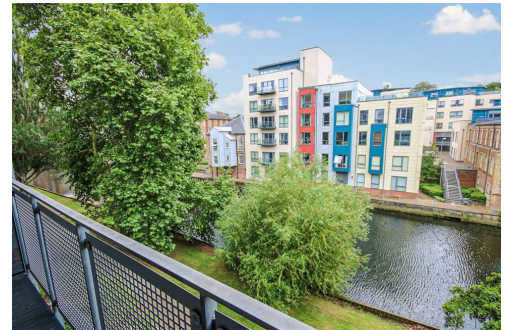
#### Utilities

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>67</b>	<b>67</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 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.

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