







3 Robinson Bank Geoffrey Watling Way I I Norwich

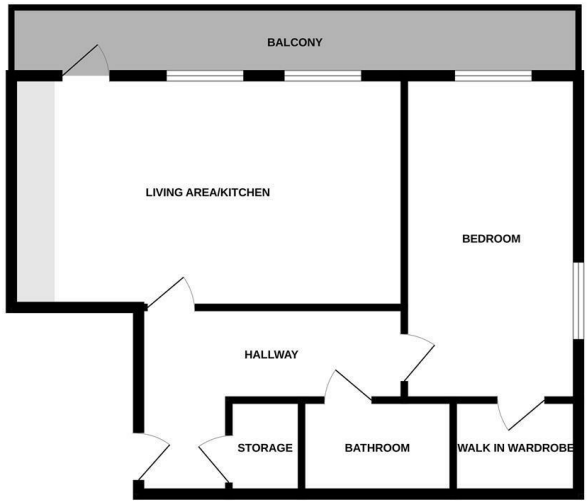
Offers In Excess Of £140,000

*** INCREDIBLE SPACIOUS ONE BEDROOM APARTMENT WITH A LARGE BALCONY *** Gilson Bailey are delighted to offer this one bedroom first floor apartment situated in this sought after riverside location close to an excellent selection of local amenities including Norwich train station and the City Centre. The accommodation comprises of an impressive secure entrance lobby, private entrance hall with storage/ utility cupboard, large open plan living area/ kitchen with built in appliances and doors to a 30ft balcony , a good size double bedroom with walk in wardrobe with fitted rails, and a bathroom . The apartment benefits from double glazing, modern electric heating, and well-kept communal grounds. Suiting a wide range of buyers an internal viewing is highly recommended to appreciate the quality on offer.

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GROUND FLOOR



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
Robinson Bank is located close by to Norwich train station, Carrow Road and 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
Door to

Hallway
Utilities cupboard, electric heater.

Bedroom 16'10" x 9'1"
Window to front and side aspect, electric heater, door to:

Walk in Wardobe 5'6"x 5'3"
Fitted rails, electric heater, fuse box.

Bathroom
Low level WC, wash basin, bath with shower over, electric heater.

Kitchen/Living Area 22'3" x 12'2"
Doors to balcony, 2 electric heaters, fitted wall and base units with worktops over, breakfast bar area, built in fridge freezer and dishwasher, 1 and half a sink drainer.

Balcony 30'4" x 3'5"

Outside
Communal grounds and access to riverside walks. Please note there is no allocated parking space with this apartment.

Local Authority
Norwich City Council - Tax Band B

Tenure
Leasehold
Term: 125 years from 01 January 2012
Service Charge: £169.98 per month

Utilities
Ultrafast Broadand available.
Mains electric and water.

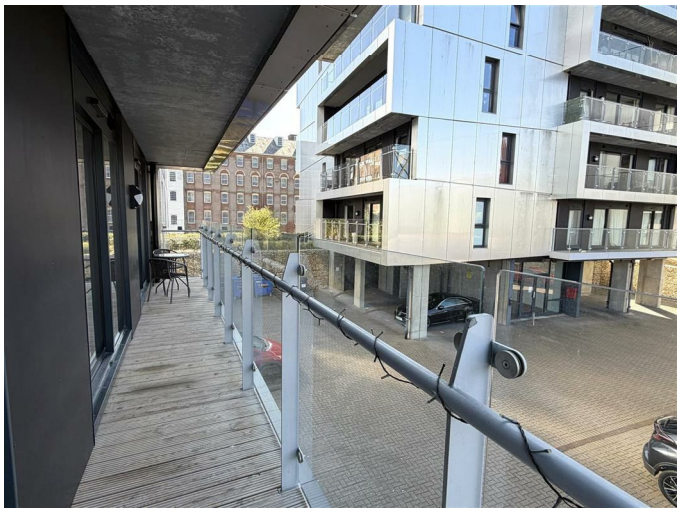
Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the 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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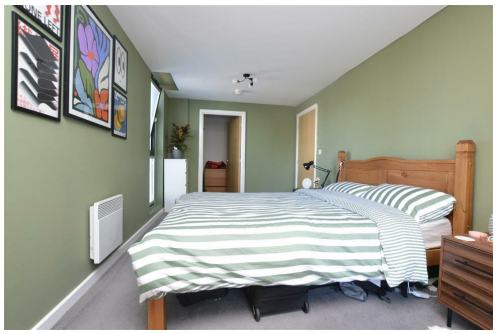
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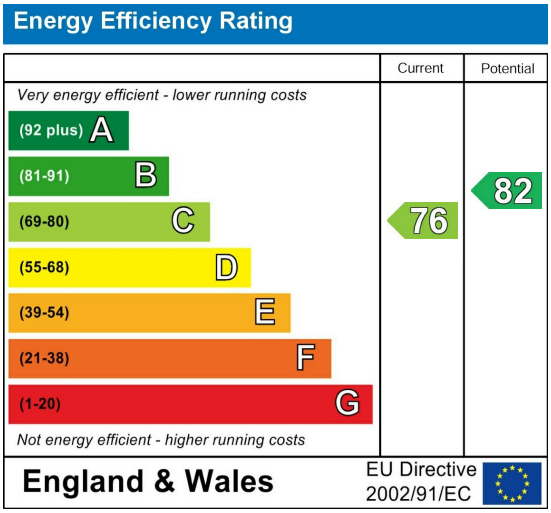












Local Authority

Norwich City Council - Tax Band B

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.