



Introducing  
Gavin Bank, Geoffrey Watling Way,  
Norwich

**SOWERBYS**

Situated in the heart of the city's vibrant social and entertainment district, this beautifully presented top-floor one-bedroom apartment offers contemporary living in an exceptionally convenient location.

The accommodation centres around a striking 23'4" open-plan living space, seamlessly incorporating a modern fitted kitchen and providing an ideal setting for both relaxing and entertaining. The generous 14'6" double bedroom benefits from built-in storage, while a well-appointed bathroom completes the internal layout. A private balcony enjoys impressive elevated views, adding a wonderful sense of space and light.

The property further benefits from a secure, gated, allocated off-road parking space within the development. Ideally positioned close to the riverside and just moments from Carrow Road, home of Norwich City Football Club, the apartment offers both lifestyle appeal and excellent local amenities.

Early viewing is highly recommended.

#### **NORWICH**

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.

#### **COUNCIL TAX**

Band B.

#### **LOCATION**

What3Words: - ///spring.potato.prove

#### **AGENT'S NOTES**

No Pets

Electric Central Heating

Available 20th March

Unfurnished (The sofa in the sitting room is included with any prospective tenancy)

12 Month Initial Tenancy

#### **ENERGY EFFICIENCY RATING**

C. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.



# SOWERBYS

Sowerbys Estate Agents Limited is a company registered  
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