





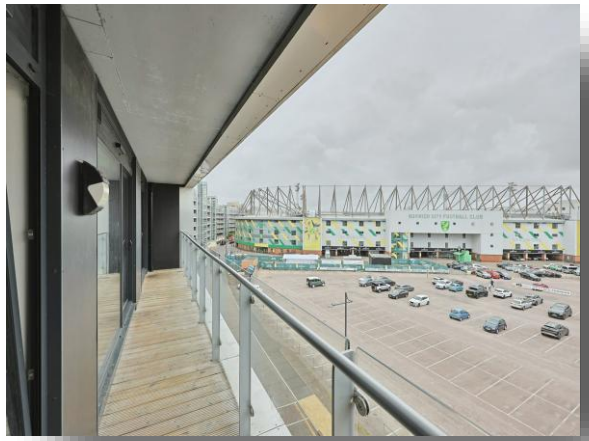
Nethercott Bank, Geoffrey Watling Way, Norwich, NR1 1GD

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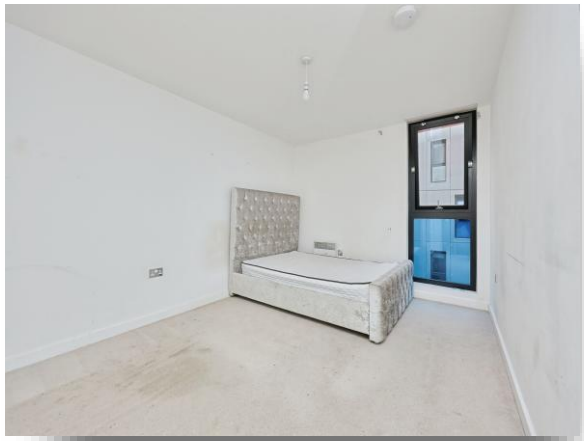
welcome to

Nethercott Bank, Geoffrey Watling Way, Norwich

No Chain. A modern two-bedroom apartment in the sought-after Geoffrey Watling Way development, featuring open-plan living, a contemporary kitchen and a large private balcony, conveniently located close to Norwich city centre.













Description

Offered with No Onward Chain, this beautifully presented two-bedroom apartment enjoys a prime position within the ever-popular Geoffrey Watling Way development, close to Norwich city centre and an array of local amenities.

The accommodation features a bright and spacious open-plan living and dining area, complemented by a contemporary fitted kitchen and direct access to an impressive private balcony. Providing valuable outdoor space, the balcony is ideal for entertaining, relaxing or enjoying elevated views. Both bedrooms are well-proportioned and finished to a high standard, whilst the modern bathroom suite serves the apartment perfectly.

The property is presented in excellent order throughout, making it ready for immediate occupation.

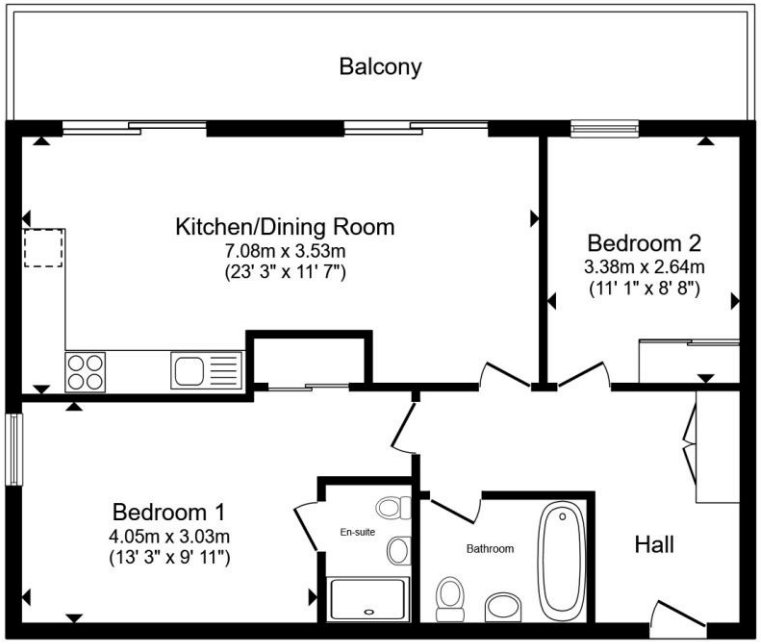
Conveniently situated within easy reach of Norwich city centre, Norwich Railway Station, Riverside leisure facilities and major transport links, this apartment offers the perfect blend of modern living and city convenience.
Available with no onward chain, this is an excellent opportunity for first-time buyers, professionals, downsizers and investors alike.

Agent's Note

1) The property is for sale on behalf of the Joint LPA Receivers.

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 65.4 m² (704 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

Nethercott Bank, Geoffrey Watling Way, Norwich

- No Onward Chain
- Modern two-bedroom apartment
- Two bathrooms
- Large private balcony
- Close to Norwich Railway Station and Riverside

Tenure: Leasehold EPC Rating: C
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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The Property Ombudsman

Property Ref:
NOR145102 - 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.

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