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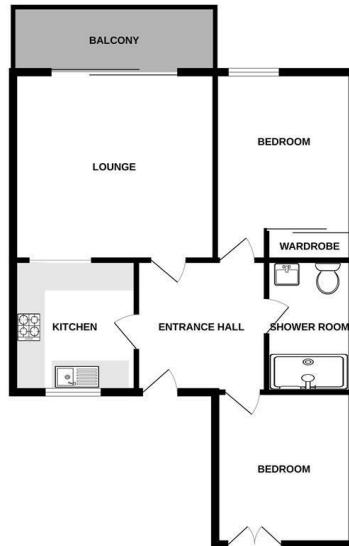


12 Ashman Bank Geoffrey Watling Way | Norwich

Guide Price £200,000

GUIDE PRICE £200,000 - £210,000 STUNNING MODERN APARTMENT WITH OFF ROAD PARKING Gilson Bailey are delighted to present this well-presented two-bedroom modern apartment, ideally positioned in a highly sought-after riverside location within easy walking distance of Norwich City Centre and train station. The accommodation includes secure intercom entry, a private entrance hall, a bright lounge with balcony, fitted kitchen, two bedrooms and a contemporary shower room, all finished to an excellent standard throughout. Further benefits include double glazing, electric heating and an allocated parking space. An ideal first-time purchase or attractive buy-to-let investment, this superb apartment must be viewed early to avoid disappointment.

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Whilst every effort 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 errors or omissions. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Prospective buyers are advised to make their own investigations.

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 lift and stair access. Front door to:

Entrance Hall

Doors to all rooms.

Lounge 14'0" x 13'5"

Sliding patio doors to balcony.

Kitchen 8'7" x 8'7"

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 15'11" x 9'7"

Double glazed window, built in wardrobe.

Bedroom Two 10'5" x 9'8"

Double glazed window.

Shower Room

Shower cubicle, low level WC, hand wash basin, heated towel rail.

Outside

One secure off road parking space.

Local Authority

Norwich City Council, Tax Band C.

Tenure

Leasehold - Term 125 years from 1 January 2005. Please note ground rent is £325 per annum and service charge £1640 per annum.

Utilities

Ultrafast full fibre broadband available.

Mains water and electric.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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