



Robinson Bank Geoffrey Watling Way, Norwich NR1 1GG

welcome to

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****NO CHAIN**** This beautifully designed and well-equipped TWO BED APARTMENT offers ample space and overlooks Carrow Road, with Riverside just a short walk away. The added bonus of NO ONWARD CHAIN. **** Viewings are highly recommended not to miss out on this property!!! ****



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This second-floor apartment features two SPACIOUS bedrooms, one with a well appointed ensuite, and a second bedroom with balcony access. The apartment features an open-plan layout, with a fitted kitchen, complete with integrated appliances merging into a living space that directly accesses a balcony. It also includes a main bathroom and a storage cupboard with laundry facilities.

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Robinson Bank Geoffrey Watling Way, Norwich

- NO ONWARD CHAIN
- River views
- Close to city centre and train station
- Large balcony
- Open plan living

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2412.84

Ground Rent: 331.77

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of
£200 000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NOR141162 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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