



29 Gavin Bank Geoffrey Watling Way | Riverside

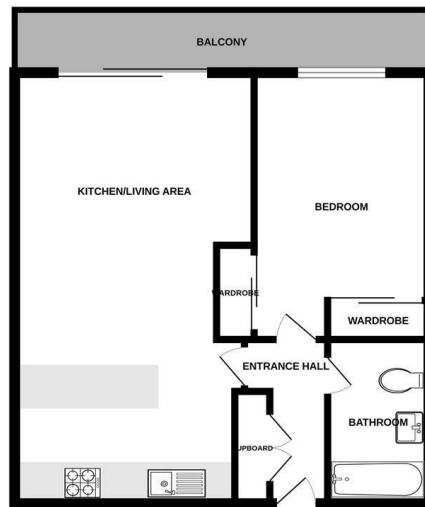
LN11 1GF

Offers Over £155,000

****MODERN APARTMENT WITH RIVER VIEWS**** Gilson Bailey are delighted to offer this WELL PRESENTED, FOURTH FLOOR, ONE BEDROOM APARTMENT situated in a sought after riverside location within walking distance to the City Centre. No allocated parking. Accommodation comprising secure intercom entry, private entrance hall, large utility cupboard, open plan kitchen/living area with a balcony, bedroom and bathroom. Outside there are communal grounds and lovely riverside walks. The apartment benefits from double glazing, electric heating and is in excellent condition throughout. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing. **GOODS INCLUDED IN THE ASKING PRICE** (Discuss with agent regarding the furniture)



FOURTH FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual, finished, rooms and any other items are approximate and not responsible to any one person or organisation. 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. Plans with Metreps 12/04

Location

Gavin 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

Secure intercom entry with stairs and lift to fourth floor. Front door to:

Entrance Hall

Doors to large utility cupboard, kitchen/living area, bedroom and bathroom.

Kitchen/Living Area 23'6" x 12'6"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge, freezer and dishwasher, electric heater, door to balcony.

Bedroom 14'3" x 10'9"

Double glazed window, electric heater, two built in wardrobes.

Bathroom 7'10" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, extractor fan.

Outside

Communal gardens and access to riverside walks.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Leasehold – 125 years from 1 January 2012. Please note service/maintenance charges are £1246.10 per annum and ground rent is £265.41 per annum. For further information, please contact the office.

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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