

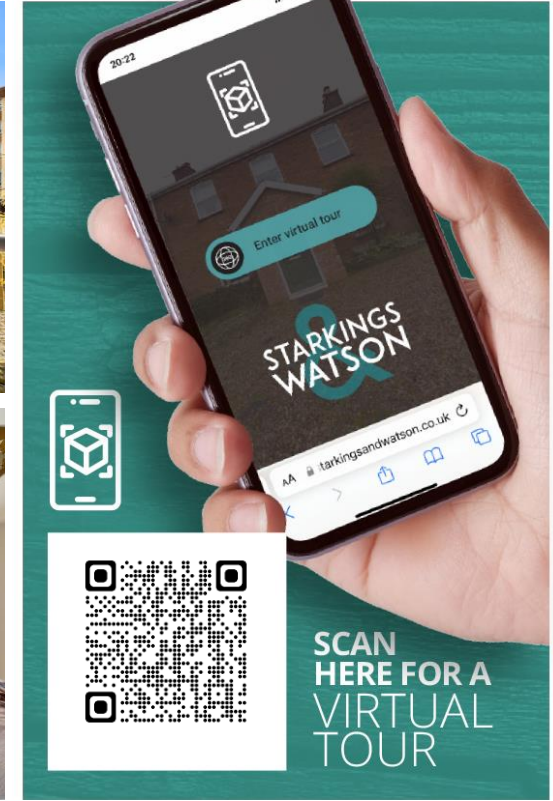
GEOFFREY WATLING WAY

Norwich NR1 1GD

Leasehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



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STARKINGS & WATSON

- Walking Distance to City Centre
- First Floor Apartment
- Immaculately Presented
- Open Plan Living Space
- Two Double Bedrooms
- Main Bedroom with En Suite & Wardrobes
- Large Balcony
- River Views

IN SUMMARY

This FIRST FLOOR APARTMENT is immaculately presented, and boasts VIEWS across the RIVER and OLD INDUSTRIAL NORWICH. Within WALKING DISTANCE to the CITY CENTRE and TRAIN STATION (with easy to rent parking close by), the property offers a MODERN FEEL with open plan living, and a LARGE BALCONY with glass balustrade. From the communal entrance, the property's hall entrance leads to the OPEN PLAN SITTING/DINING and KITCHEN, with full height windows and sliding PATIO DOOR to the balcony. The kitchen is fully fitted with integrated appliances and space for a dining table. TWO DOUBLE BEDROOMS can be found, including one with direct access to the balcony, and the MAIN BEDROOM with EN SUITE and built-in WARDROBES. The family bathroom completes the property with a shower over the bath.

SETTING THE SCENE

Nethercott Bank is situated on Geoffrey Watling Way which is opposite the Norwich City Football Club. Located within walking distance of the main city

centre, the block of apartments sit on the river front with a fantastic walk both in and out of Norwich City Centre. The block is well maintained with secure gated entrance leading to the secure main entrance door where stairs and a lift rise to the first floor.

THE GRAND TOUR

Heading inside, this contemporary and easy to maintain property offers a hall entrance with wood effect flooring and secure telephone entry system for easy access for guests and visitors. The hallway is spacious with a built-in double storage cupboard and electric heater. The main open plan sitting/dining room is located to the far corner with full height panoramic glazing and a sliding door onto the rear patio which overlooks the river. Wood effect flooring runs underfoot with ample space for soft furnishing and a dining table, whilst the kitchen wraps around the corner of the room with a range of storage and appliances. The kitchen is of a high specification finish with an inset electric ceramic hob and built-in electric oven with stainless steel splash-back and extractor fan, with integrated fridge/freezer and dishwasher. Under cupboard lighting highlights the kitchen area which is already flooded with excellent natural light through the patio doors. The bedroom accommodation includes two double rooms, starting with the main bedroom with wood effect flooring and a built-in wardrobe and a door leading to an en-suite shower room which is finished with a modern white three piece suite and tiled splash-backs. The second bedroom is also a good sized double and includes a built-in wardrobe whilst also offering direct access to



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the balcony via a sliding set of doors. The family bathroom completes the property which is also finished with a three piece suite, tiled splash-backs and shower over the bath.

THE GREAT OUTDOORS

Leading from both the second bedroom and main living space, a full width balcony runs along the property with views across to the river and former Britvic site opposite. A range of planting within the development adds interest with steel gabions and pebbles, whilst timber decking can be found underfoot and glazed balustrades offer excellent natural light.

OUT & ABOUT

Located in the heart of Norwich City Centre within the hustle and bustle, close to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

FIND US

Postcode : NR1 1GD

What3Words : ///famous.zone.harp

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Length of Lease Remaining : 113 years

Current ground rent and any review period : £250 PA.

Current service charge information and any review period : £127.50 PCM

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area (1)
710.87 ft²
66.04 m²

