

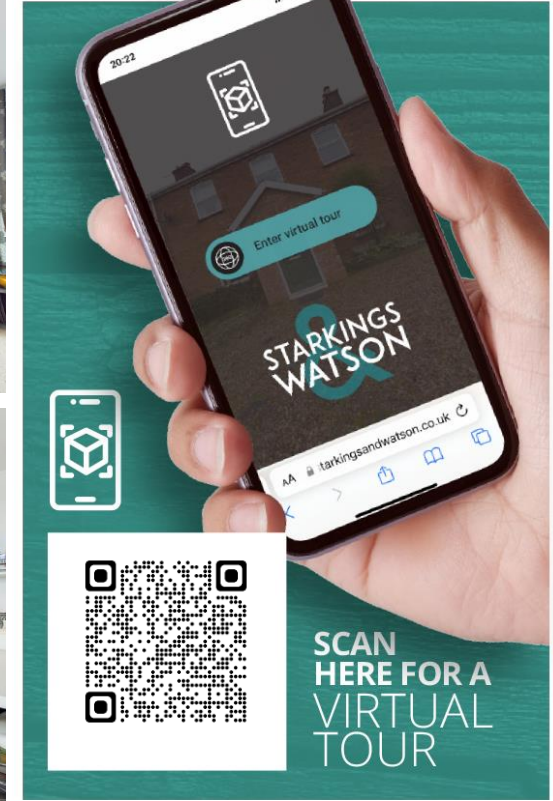
LOCHHEAD BANK

# Geoffrey Watling Way, Norwich NR1 1GF

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



- Top Floor Flat
- Lift Access
- Secure Gated Entrance
- Allocated Parking Space
- One Large Bedroom
- Open Plan Living Accommodation
- Balcony With River Views
- Prime City Centre Location

#### IN SUMMARY

Close to all local amenities and Norwich's mainline train station, this TOP FLOOR FLAT offers stylish OPEN PLAN living whilst sitting in one of the city centres most desirable locations. Internally the property offers versatility and quality throughout with its open sitting/dining room leading into the kitchen with INTEGRATED APPLIANCES and access to the BALCONY with views over the RIVER YARE. The property is served by ONE DOUBLE BEDROOM with a walk-in wardrobe and the main bathroom with ample additional storage including a utility style airing cupboard with plumbing for a washer/dryer. The property comes with ALLOCATED PARKING, the fees of which are included in the annual service charges.

#### SETTING THE SCENE

The building is accessed through an electric gate system at the front with key code entry which leads you to the main access door with key fob and buzzer entry system. Once through this door, you will find yourself in the communal foyer of the building with access to both the stairs and the lift which takes you

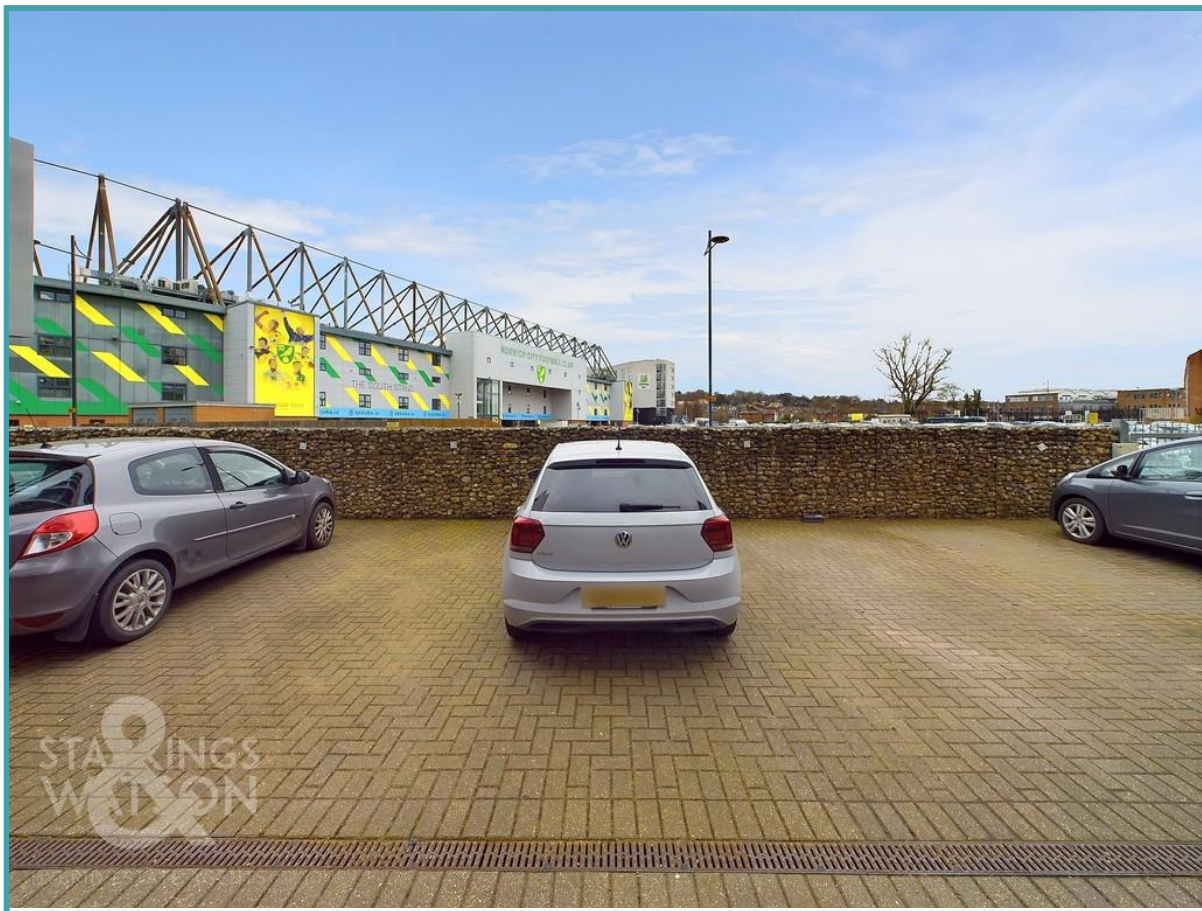
to the top floor of the building where this flat is located.

#### THE GRAND TOUR

Once you step into the flat you will firstly be greeted with the central hallway which gives access to all living accommodation in the property as well as the handy internal storage cupboard with hanging space for coats as well as plumbing for a washer/dryer. Stepping over the tiled flooring the first room you will find is the main living accommodation, a well-lit and very sociable open plan living space which includes the sitting room, dining room and kitchen with breakfast bar seating area. The kitchen includes an integrated electric hob and oven with extraction above, dishwasher and fridge all set around ample wall and base mounted storage with under the counter spot lights with wooden effect laminate flooring below. The sitting/dining room space has carpeted flooring and offers versatility in layout however the occupant would see fit whilst offering brilliant views over the river that runs behind the building. Uninterrupted views of this can be had upon the wooden decked balcony area with glass balustrade that can be accessed both from the living room and the kitchen spaces. Heading down the hall you will find the bathroom, a three piece suite sits around a part tiled surround featuring a bath with wall mounted shower head and an electric radiator. Finally, the bedroom, with dual aspect lighting and open access onto the wooden balcony space, this brilliantly well-lit and spacious bedroom is also served by a walk in wardrobe or potential dressing room.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



**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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## THE GREAT OUTDOORS

The property is located right on the banks of the river Yare with no communal garden space but opportunity to walk along the banks of the river directly from your building with the city centre being just a short walk too.

## OUT & ABOUT

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance 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 1GF

What3Words : ///clock.rash.player

## VIRTUAL TOUR

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

## AGENTS NOTE

The property is sold as a leasehold accommodation with 112 years currently remaining on the lease.

The ground rent for the accommodation is £200 and is paid annually with the service charge amounting to £2400 paid in 12 monthly instalments. The service charge payment also includes the payment for the use of a private allocated parking space. If an occupant does not wish to have use of the parking space, this can be negotiated and deducted from the service charge costs.

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<sup>m</sup>  
567.95 ft<sup>2</sup>  
52.76 m<sup>2</sup>

HYBRID ESTATE AGENTS  
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