

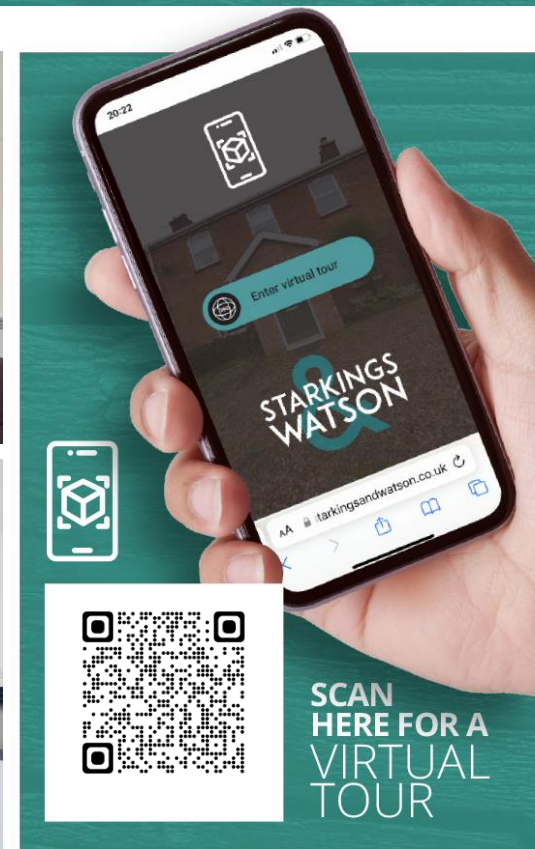
NETHERCOTT BANK, GEOFFREY WATLING WAY

Norwich NR1 1GD

Leasehold | Energy Efficiency Rating : C

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

FOR SALE
PROPERTY



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**STARKINGS
&
WATSON**

- One Bedroom 4th Floor Flat
- Immaculate Condition
- Secure Gated Entrance & Lift Access
- Gated Private Parking & Balcony with River Views
- 21' Open Plan Living Accommodation
- Kitchen with Integrated Appliances
- Fully Fire Regulation Compliant
- Buy To Let with Potential Yield of 6.9%

IN SUMMARY

Sitting just off the bank of the river Yare this MODERN home sits in the heart of the vibrant city of Norwich and is just a short walk from the mainline train station and bustling Riverside area with many bars and restaurants to enjoy. This ONE BEDROOM FLAT is offered in immaculate condition throughout with an OPEN PLAN living accommodation including the SITTING and DINING areas as well as the kitchen with INTEGRATED APPLIANCES and BREAKFAST BAR, available fully furnished (by separate negotiation) and benefitting from a full length BALCONY stretching across the entire accommodation giving uninterrupted views of the river and surrounding city. The property does also come with a very rare and desirable PRIVATE PARKING SPACE, and use of the communal gardens that overlook the river accessed from the 1st floor.

SETTING THE SCENE

The property can be found tucked behind Carrow Road, the home of Norwich City football club with key code access gates to the front and key fob/buzzer entry system at the main doors. Once past the main lobby

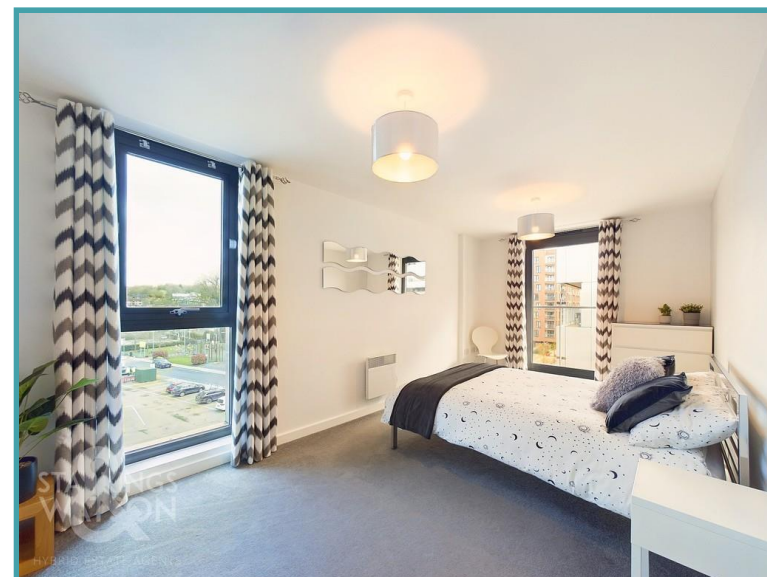
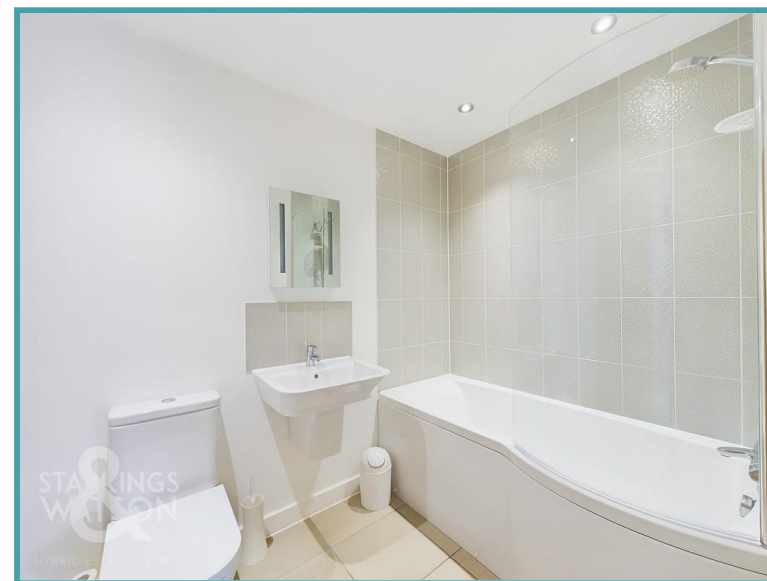
there are both stair and elevator access to the fourth floor where the property can be found to your right as you leave the doors of the lift.

THE GRAND TOUR

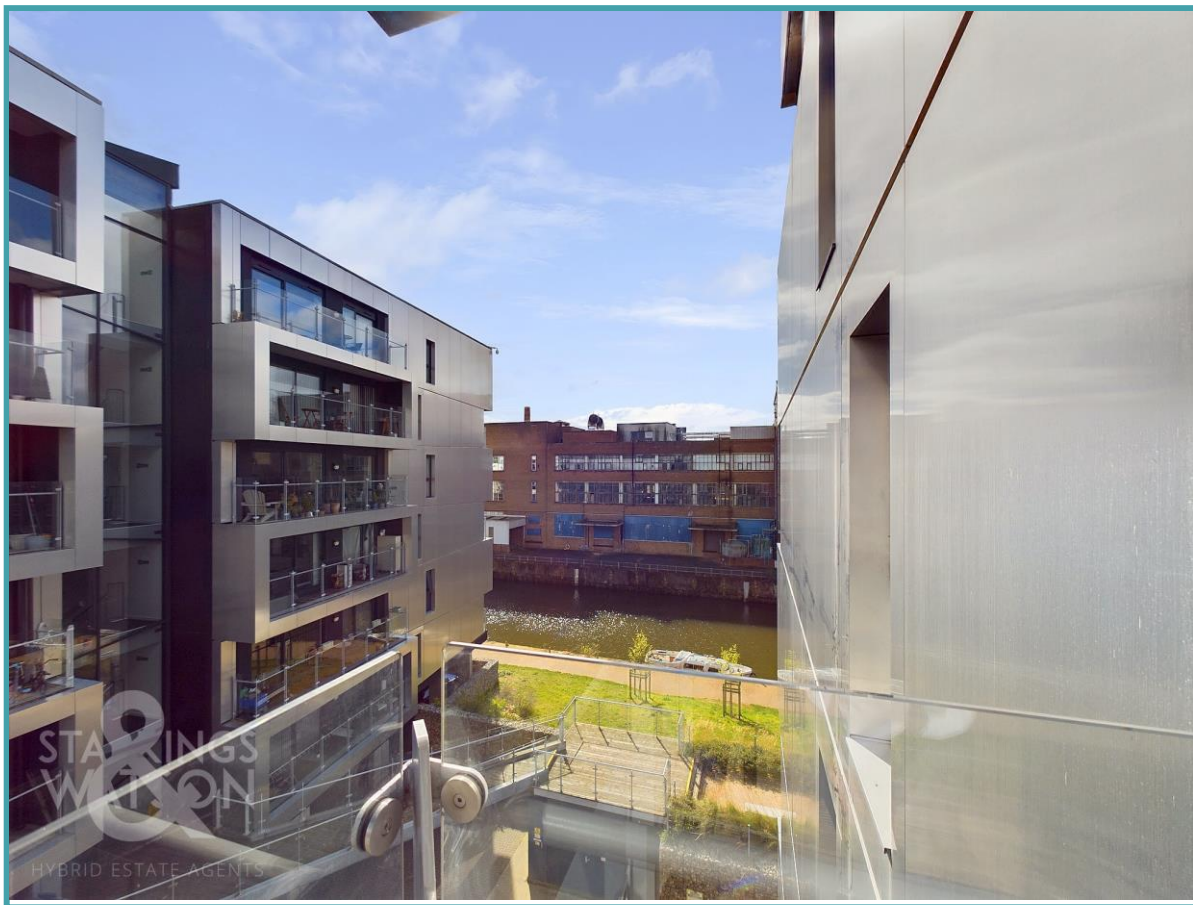
As you enter the main door you are greeted by the welcoming decor of this property with a very handy storage cupboard immediately in front of you which has plumbing for a washing machine and space for the tumble dryer. To your right you will find the open plan living accommodation formed of the sitting room, dining area and kitchen with two access points leading to the balcony that runs across the edge of this property. With a wide open floor space, there is ample room for any chosen layout of soft furnishings plus a sociable breakfast bar to the kitchen, ideal for entertaining friends or family. The kitchen offers a range of wall and base mounted storage, one and half unit stainless steel sink set around modern work surfaces giving way to the integrated electric hob and oven with extraction above, integrated dishwasher and fridge/freezer. The bathroom found just down the hall, is a contemporary and well-proportioned three piece suite including a bath and wall mounted shower with glass screen and electric radiator. Finally, the dual-aspect bedroom basks in natural light giving space for a large bed and additional furniture as well as a handy built-in dressing room with additional access to the balcony.

THE GREAT OUTDOORS

Externally the property offers the ideal spot to dine alfresco whilst watching the world go by via the



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timber decked balcony with glass and steel railings which give way to views over the river to the rear and the bustling city to the front. Communal gardens, accessed from the first floor can also be enjoyed, offering delightful river views.

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 : ///whites.wonderfully.reader

VIRTUAL TOUR

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

AGENTS NOTES

The property is offered on a leasehold basis with the 125 year lease starting from 2014. The current service charges amount to £1518 per annum with the ground rent being £265 per annum. There is an additional optional charge of £300 per annum for use of the private parking space found in the secure, gated parking within the property grounds.

The property does come with an array of items of furniture and items such as the washing machine and tumble dryer which can all be included by the vendor on separate agreement.

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^m
574.58 ft²
53.38 m²

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