



£217,500
Asking Price

1 Bedrooms
1 Reception Rooms
2 Bathrooms

**Robinson Bank, Geoffrey Watling Way,
Norwich, Norfolk**



The Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR
01603 432000

Robinson Bank is located within walking distance of the city of Norwich and close by to the Riverside development, as well as the Norwich City Football Club. There is one allocated parking space as well as an impressive balcony area, the accommodation presented in a neutral style throughout.

ENTRANCE HALL

There is a mounted electric heater and large storage cupboard containing plumbing for automatic, washing machine and pressurised hot water cylinder, the flooring in porcelain tile, leading through to the main reception room and bathroom.

BEDROOM TWO

A double bedroom with view to the front of the football ground, large fitted wardrobe cupboard.

BATHROOM

Suite comprising panel bath, WC and wash basin with mains driven shower over the bath with complimenting splashback and surrounds, electric heater.

MAIN BEDROOM

A good size double bedroom with window to the side aspect with partial river view. There was a double fitted wardrobe cupboard and wall mounted heater.

ENSUITE

Comprising large step in shower with adjacent basin, WC with wall mounted heater.

MAIN LIVING SPACE

With porcelain floor leading through from the entrance hall, with large, sliding patio doors boasting views towards the Norwich City Football Club and roofscape view beyond. This room having ample space for sitting room furniture.

DINING AREA

with ample room for a 6 to 8 seater table with views to the front.



KITCHEN

a selection of white units with integral fridge and freezer, electric hob with oven below, Integral dishwasher with further storage with a brushed stainless steel splashback.

OUTSIDE

The property has an allocated parking space and benefits from a security access system and security gates to the development.

AGENTS NOTE

This property is leasehold with 112 years remaining on the current lease with service charge of £1641.06 and ground rent to be confirmed.

EPC Rating:

B

Council Tax:

Band B

Tenure:

Leasehold

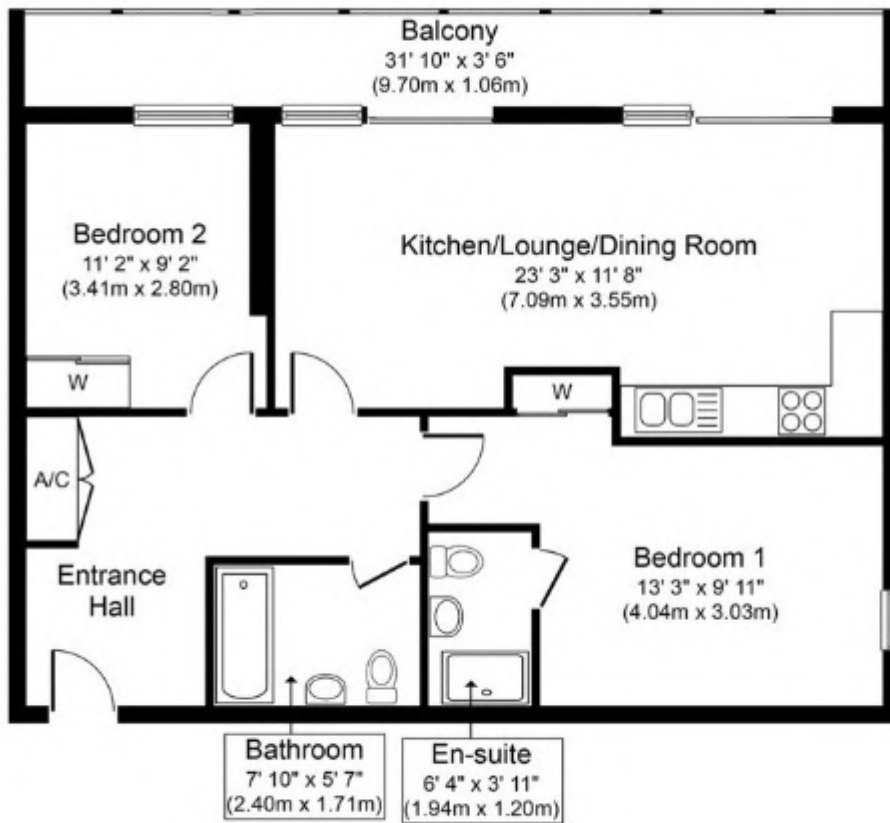
Lease Details (If applicable):

112 Years remaining

£0.00 Ground rent

£164106.00 Per year Service charge





Approximate Floor Area
729 sq. ft.
(67.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT:

we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Estate Agents | Valuers | Probate Valuations | Refurbishment Advice

WWW.MORTONREEVES.CO.UK



Looking out for you

