



16 Robinson Bank Geoffrey Watling Way, Norwich

Norwich

Minors & Brady



# 16 Robinson Bank Geoffrey Watling Way

Norwich, Norwich

Well presented throughout, this stylish two-bedroom apartment offers a spacious and thoughtfully arranged layout set just east of Norwich city centre, close to the River Wensum and its riverside walkways. An open plan living area provides a comfortable setting for day-to-day living, with sliding doors opening onto a generous balcony and allowing natural light to flow through the space, while the accommodation is completed by two double bedrooms both with fitted wardrobes, including a principal bedroom with en suite, and a modern family bathroom. Secure undercroft parking and lift access enhance everyday convenience, with well-connected road links towards the A47 and A146 supporting commuting and wider travel across Norfolk.

## Location

Robinson Bank is positioned on Geoffrey Watling Way, just to the east of Norwich city centre, offering a highly convenient setting for both work and leisure. The area sits close to the River Wensum and provides straightforward access into the heart of Norwich, where a wide choice of shops, cafés, restaurants, and cultural attractions can be found. Riverside Retail Park is nearby, providing supermarkets, leisure facilities, and everyday services, while Norwich Railway Station is within easy reach for commuters travelling across the region and beyond. Well-connected road links, including access towards the A47 and A146, further enhance the practicality of this central and well-placed location.





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## Watling Way, Norwich

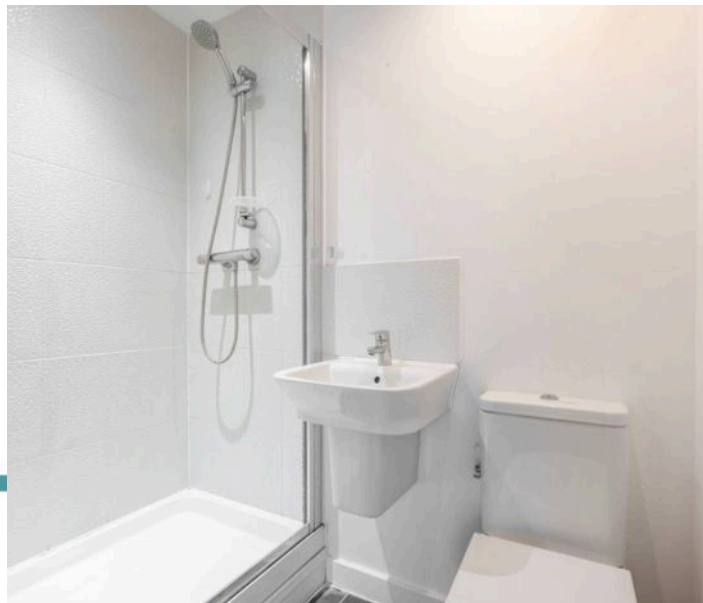
Stepping inside, the entrance hall offers a clean and practical introduction to the apartment, finished with tiled flooring that continues into the main living areas. Built-in storage sits neatly within the hall, housing the hot water cylinder along with plumbing for laundry appliances, while a wall-mounted entry system provides secure access.

The main living space is arranged in an open layout that comfortably accommodates the lounge and dining areas. Large sliding doors run along one side, drawing in plenty of natural light and opening directly onto a substantial balcony, creating a strong connection between indoor living and the outside space. Tiled flooring enhances both practicality and continuity throughout this area.

The kitchen is neatly fitted within the living space and arranged with a range of contemporary wood-effect wall and base units. Integrated appliances include an electric oven, electric hob, extractor hood, dishwasher, and sink with drainer, all set beneath complementary work surfaces and splashbacks. Space for dining sits naturally alongside the kitchen, positioned close to the balcony doors.

Accommodation includes two well-proportioned double bedrooms, both finished with carpeted flooring. The larger room benefits from built-in sliding wardrobes and leads directly into a private en suite shower room fitted with a walk-in shower, wash basin, and WC, finished with tiled walls. The second double bedroom also enjoys access onto the balcony, offering flexibility for guests, working from home, or everyday use.

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The main bathroom is finished to a modern standard and includes a panelled bath with a shower over, a wash basin, and a WC, complemented by tiled flooring and clean wall finishes.

Outdoor space is a strong feature, with a long balcony extending across the living area and second bedroom, providing ample room for seating while enjoying an elevated city outlook.

Parking is provided within a covered undercroft area beneath the building, offering secure off-road parking, while communal areas are well-maintained and include lift access serving all floors.

## Agents notes

Sold a leasehold, connected to main services, water, electricity and drainage.

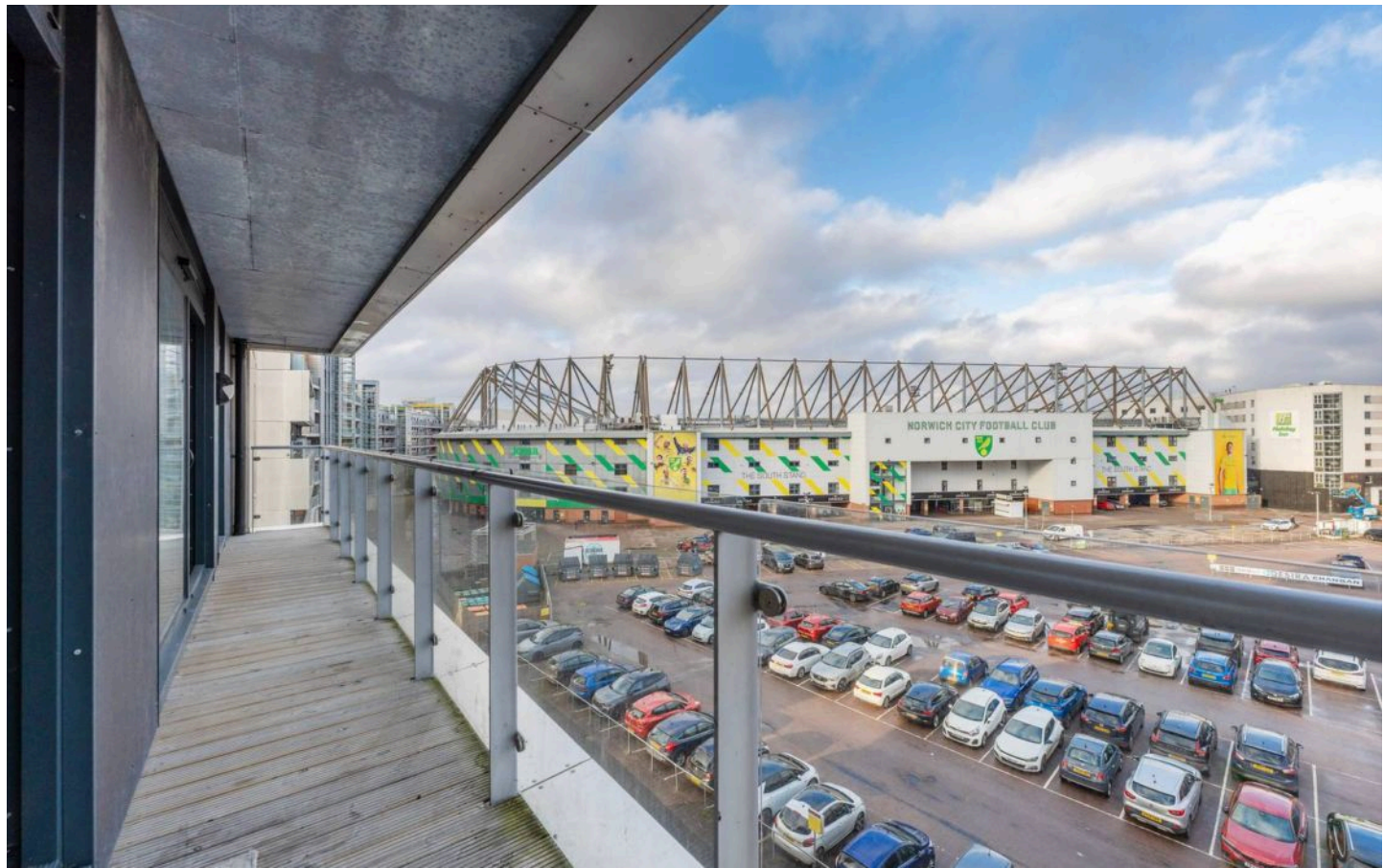
Electric Central Heating

Ground rent: £331.77 per annum

Maintenance charge: £3,055.94 per annum, including 1 parking space

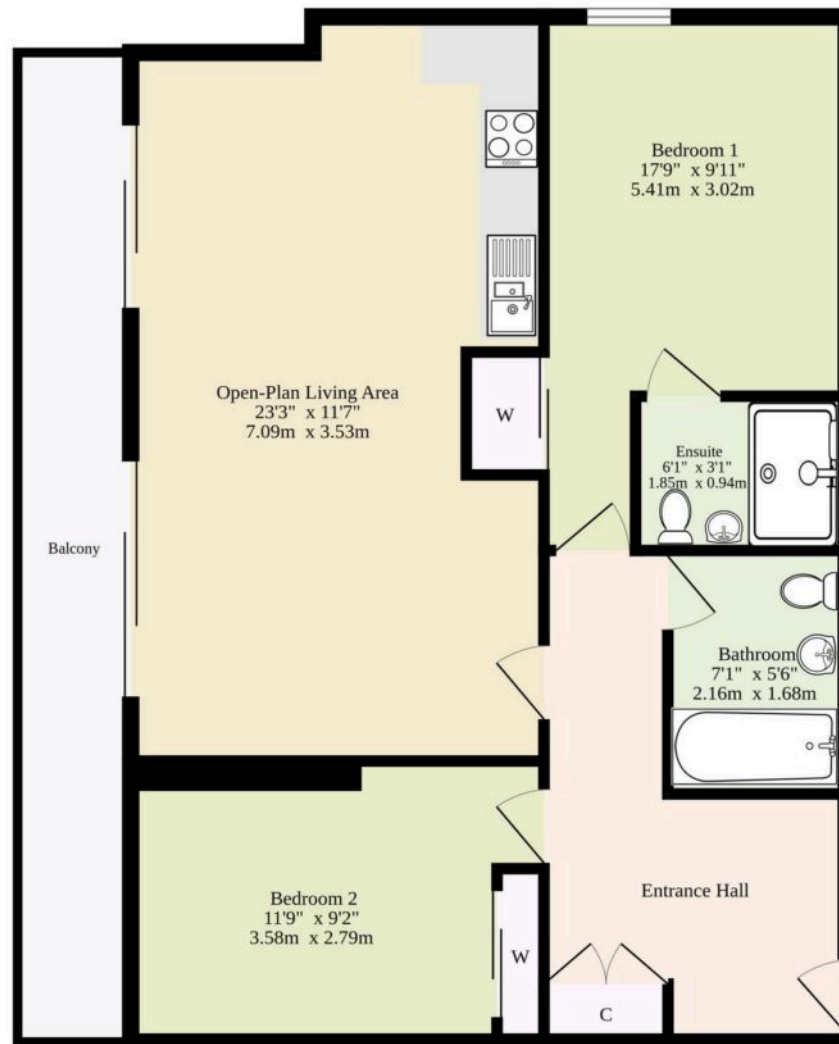
Years remaining on lease: 110 years

Council Tax Band- C



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754 sq.ft. (70.0 sq.m.) approx.



Sqft Excludes Balcony

TOTAL FLOOR AREA : 754 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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.  
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# Minors & Brady

*Your home, our market*

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