



Lochhead Bank, Geoffrey Watling Way - NR1 1GF





## Lochhead Bank

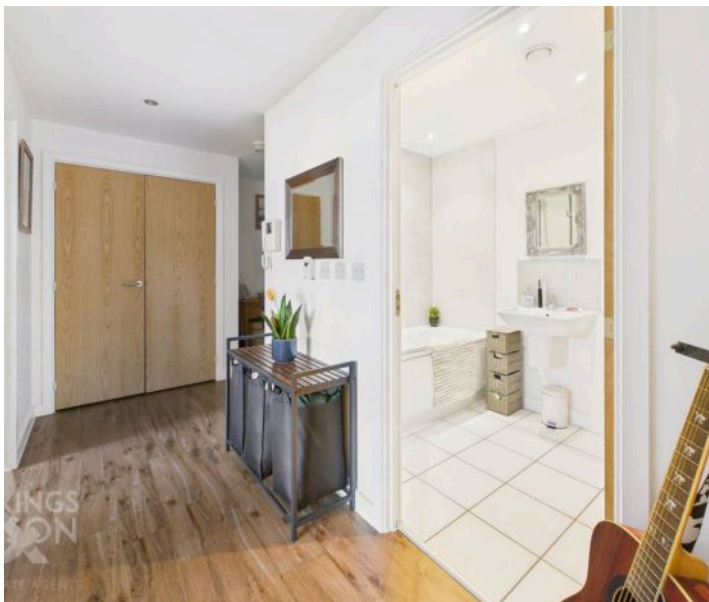
Geoffrey Watling Way, Norwich

**VENDOR FOUND!** This **THIRD FLOOR FLAT** is perfectly positioned being within walking distance to the mainline train station and bustling heart of Norwich with a wide array of stunning eateries, a busy nightlife and various shopping and leisure facilities. The property is accessed via a secure buzzer intercom system to the front with lift access to the third floor and is offered in **IMMACULATE CONDITION** throughout. The main living area comes in the form of a 23; **OPEN PLAN** living space comprising the sitting and dining rooms while the kitchen boasts **INTEGRATED APPLIANCES**. Near wall-to-wall windows keep this space incredibly well-lit with a 32' balcony running the length of the property to the front beyond this space and towards the bedroom. In total, **TWO DOUBLE BEDROOMS** are on offer with the larger having use of an **EN-SUITE** shower room and both the **THREE PIECE MODERN BATHROOM**. Found within the hallway is a handy utility cupboard with plumbed in services for white goods.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C





- Vendor Found!
- Third Floor Flat
- Secure Buzzer Intercom Entrance With Lift Access
- 32' Balcony Spanning The Length Of The Home
- 23' Open Living Space Plus Kitchen With Integrated Appliances
- Two Double Bedrooms
- Modern Three Piece Bathroom & En-Suite
- Short Walk To City Centre & Mainline Train Station

Located just outside the Norwich City Centre this property offers 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.

#### SETTING THE SCENE

The property can be found set back from the street where a tall privacy wall is partnered with secure key code entry gates for security and privacy whilst the main front door features modern buzzer intercom entrance system again for further peace of mind with both stair and lift access taking you towards the third floor.



## THE GRAND TOUR

Once inside, the central hallway weaves through the property granting access to all living accommodation and much like the rest of the home is tastefully decorated with a clean finish and all wooden effect flooring laid underfoot. From the hallway a handy utilities cupboard emerges to the right immediately after the entrance with plumbed in services for white goods such as a washing machine and tumble dryer with further storage space included. The smaller off the bedrooms comes just next door to this. By no means a small bedroom, this space is more than large enough to accommodate a double bed with further storage solutions however currently functions as a home office and guest bedroom with the first entrance point to the impressive balcony spanning the length of the home coming here. Towards the end of the hallway the largest bedrooms can also be found. This room is more than large enough for a double bed with additional soft furnishings and storage solutions with all well conditioned carpets leading towards a near floor to ceiling window allowing natural light to flood the room. This room also benefits from the use of an ensuite shower room complete with modern tiling. Back to the hallway and the three piece family bathroom suite offers yet another sleek and well presented area of this home where a predominantly tile surround gives way to a shower head with glass screen mounted over the bath, all tiled flooring and low level mounted radiator.

The main living space comes in the form of an impressive 23' open plan living area comprising the sitting and dining rooms as well as the kitchen. Initially the floor space opens up leaving a potential choice of layout of soft furnishings depending on buyers needs with large double glazed windows overlooking the scenery beyond and allowing every corner of the room to flood with natural light.

The kitchen that emerges towards the end of this room where a mixture of wall and base mounted storage units are partnered with integrated appliances to include a dishwasher, fridge, freezer and oven and hob with extraction above with sliding doors opening up onto the balcony once more creating the ideal space to sit and enjoy the warmer months.

## FIND US

Postcode : NR1 1GF

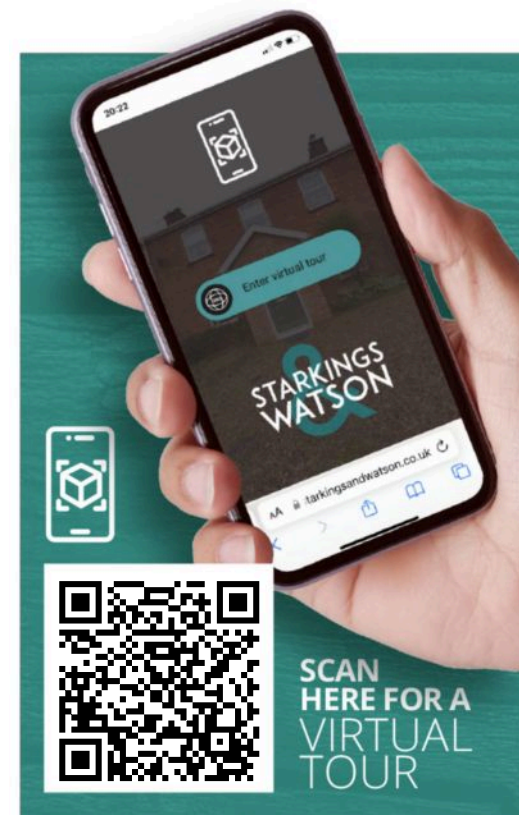
What3Words : ///pink.stem.prom

## VIRTUAL TOUR

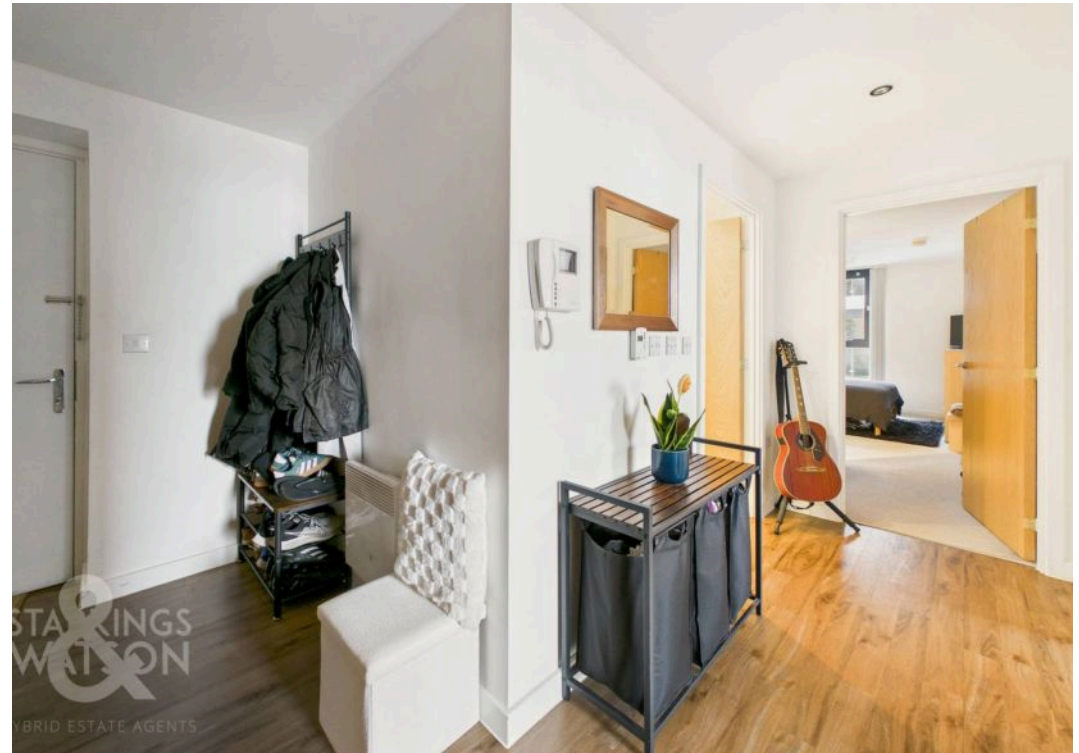
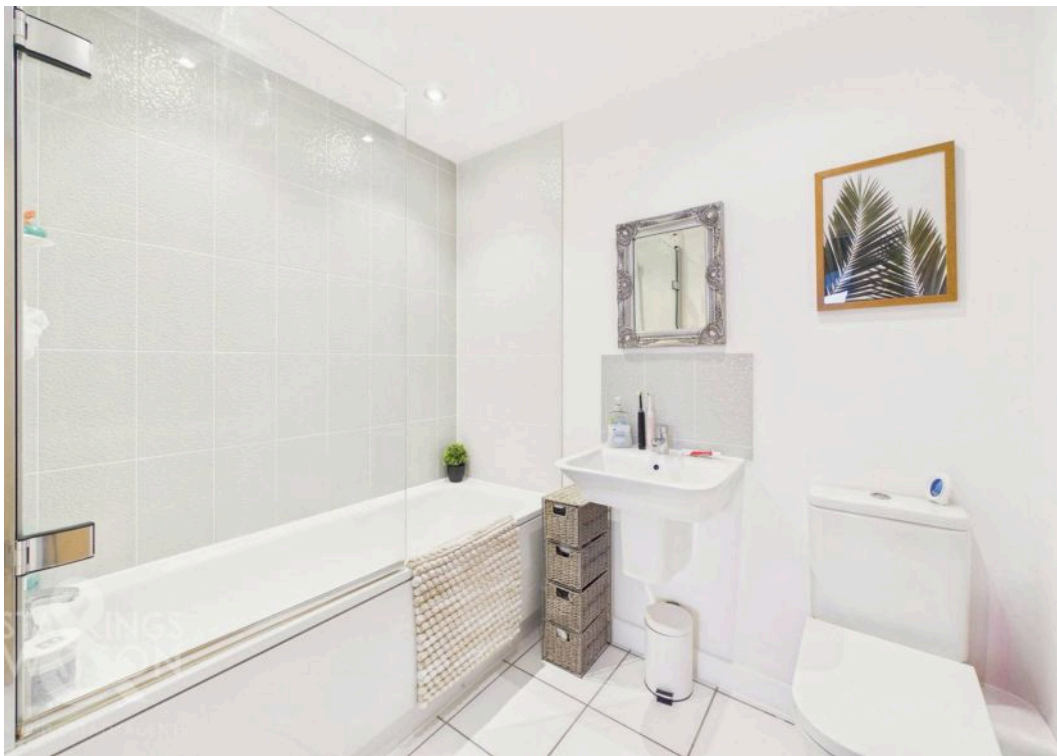
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

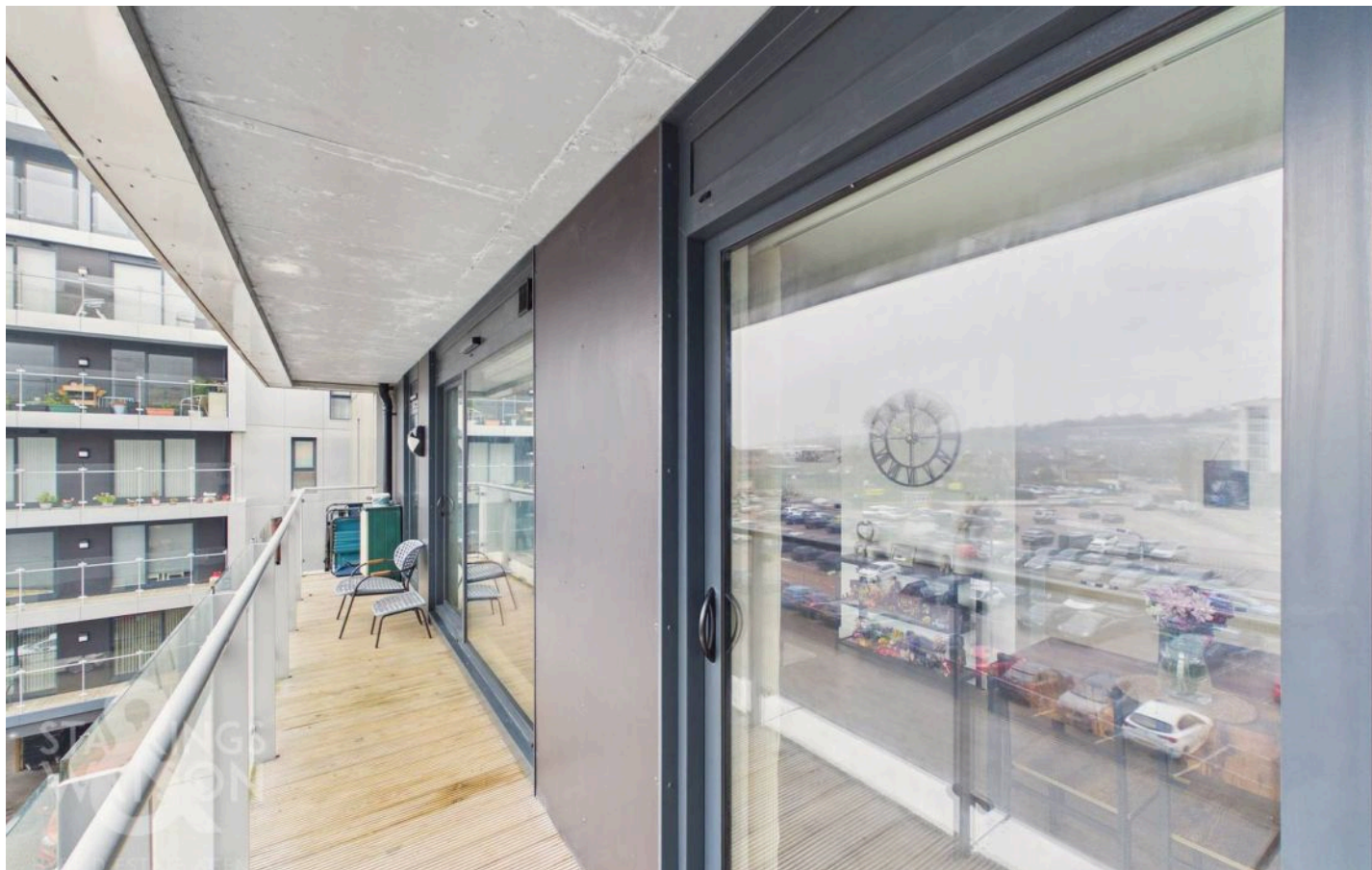
Please note the property is offered as leasehold with a remaining term of 111 years left on the lease. Service charges amount to £180 per month with a ground rent charge of £331 per year.







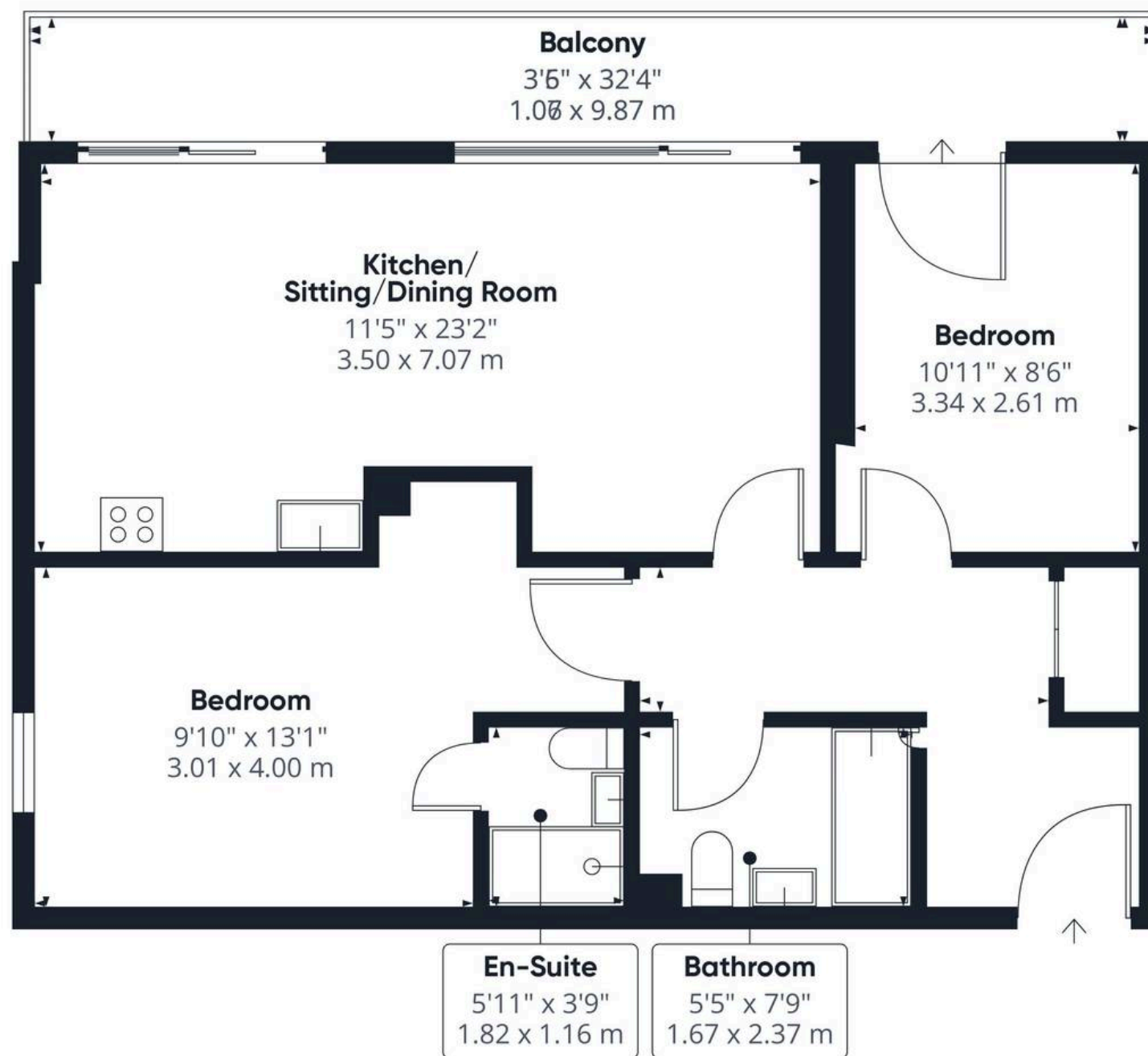




## THE GREAT OUTDOORS

The property does not offer any private gardens however is walking distance from all amenities and public transport links.





**Approximate total area<sup>(1)</sup>**

684 ft<sup>2</sup>

63.5 m<sup>2</sup>

**Balconies and terraces**

113 ft<sup>2</sup>

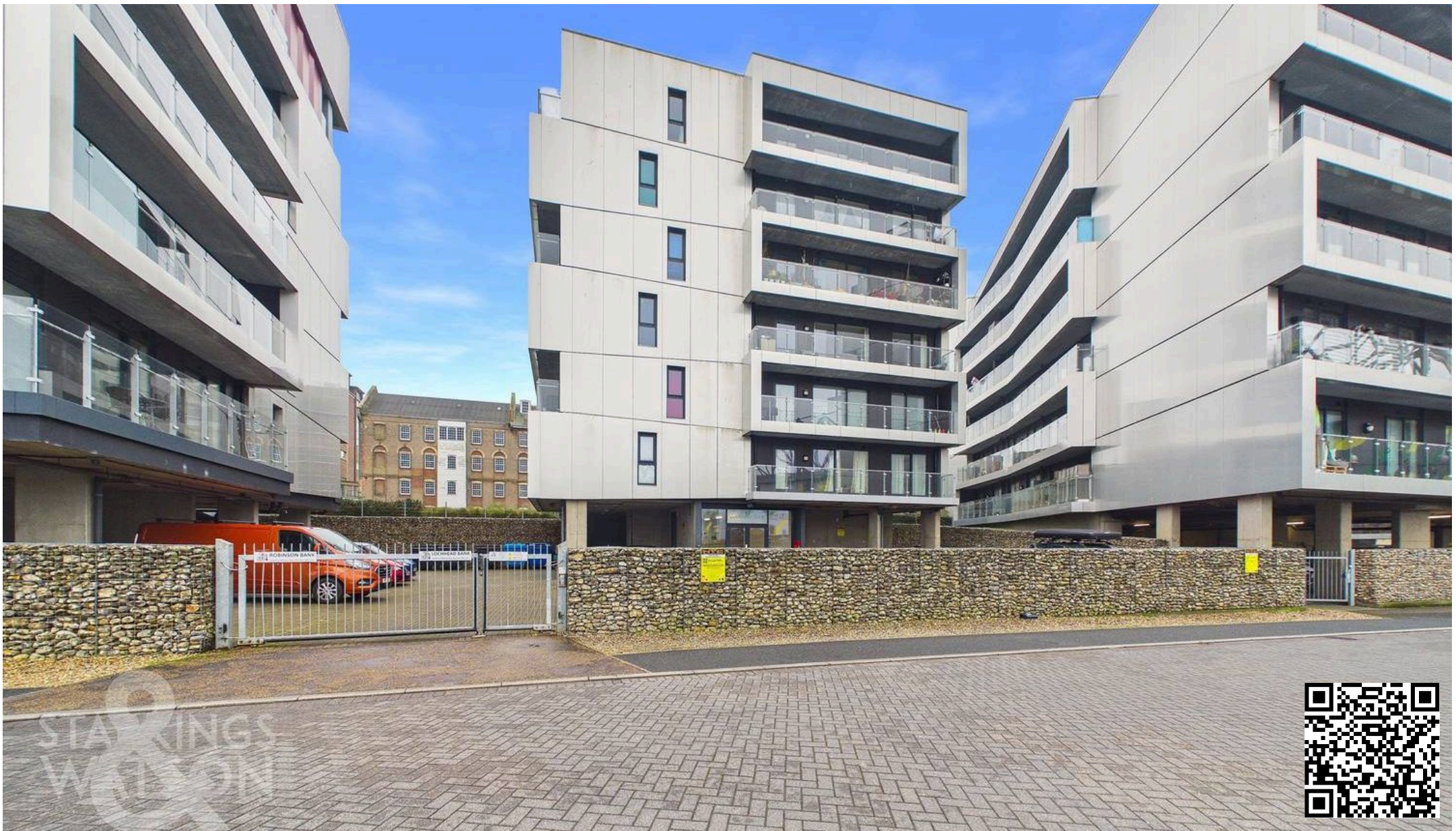
10.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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