

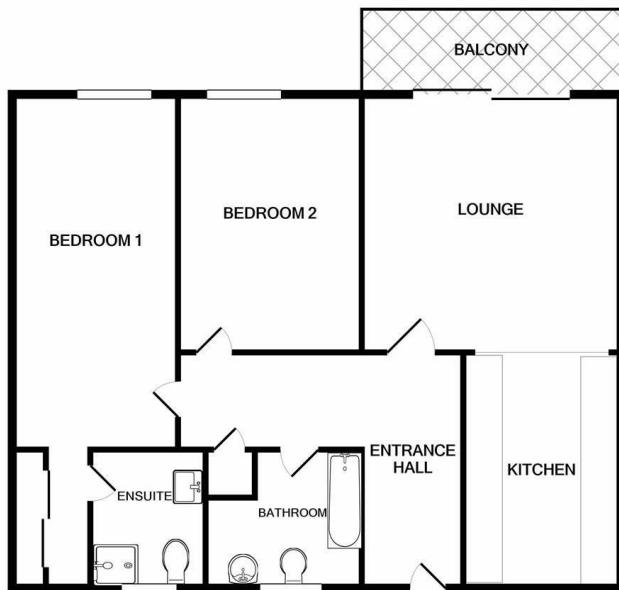


19 Allison Bank | Geoffrey Watling Way | Norwich

£210,000

GUIDE PRICE £210,000 - £220,000 NO ONWARD CHAIN, OWNED FROM NEW, SAFETY FIRE CLADDING EWS 1 COMPLIANT, ALLOCATED PARKING SPACE This SUPERB, MODERN, TWO bedroom, FOURTH floor apartment in a highly DESIRABLE city location offers accommodation comprising entrance hall, open plan lounge/diner leading to open plan quality fitted kitchen, two double bedrooms with the master bedroom enjoying both dressing area and en-suite shower room and a separate three piece fitted bathroom suite. The apartment benefits from double glazing throughout, underfloor heating, one underground secure allocated parking space and is presented in excellent decorative order. An internal viewing is highly recommended. Allison Bank can be found on the banks of the River Wensum enjoying riverside walks into Norwich city centre. Amenities close by include the Riverside complex with a selection of restaurants, cinema, bars and gym with ease of access to Norwich railway station, the city centre itself, A47 southern bypass and Norwich ring road.

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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. 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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Location

Allison Bank can be found on the banks of the River Wensum enjoying riverside walks into Norwich city centre. Amenities close by include the Riverside complex with a selection of restaurants, cinema, bars and gym with ease of access to Norwich railway station, the city centre itself, A47 southern bypass and Norwich ring road.

Accommodation Comprising:

Communal entrance with both lift and stairwell to fourth floor. Front door to:

Entrance Hall

With doors to lounge/diner, both bedrooms, bathroom and airing cupboard. Underfloor heating, security telephone system.

Lounge/Diner

4.10m x 3.79m (13' 5" x 12' 5") Sliding double glazed patio doors to balcony, open plan to:

Balcony

With tiled floor and enclosed balustrading. Part river views.

Kitchen

3.05m x 2.62m (10' x 8' 7") Double glazed window, quality range of wall and base units, stainless steel fitted oven and hob with stainless steel extractor, integral fridge/freezer, dishwasher and washer dryer.

Bedroom One

5.88m x 2.78m (19' 3" x 9' 1") Double glazed full length window, underfloor heating, opening to dressing area with built-in wardrobe, door to:

En-Suite Shower Room

Three piece suite comprising: low-level WC, pedestal hand wash basin, corner tiled shower cubicle, frosted double glazed window..

Bedroom Two

4.33m x 3.07m (14' 2" x 10' 1") Double glazed full length window, underfloor heating.

Bathroom

Three piece suite comprising: low-level WC, hand wash basin, panelled bath with chrome mixer shower over, glass shower screen, tiling frosted double glaze window.

Outside

Allocated secure underground parking.

Directions

Leave Norwich along Rouen Road continuing into King Street, at the junction, take the left hand turn over Carrow Bridge, right into Geoffrey Watling Way and Allison Bank can be found set back on your right hand side.

Lease Information

Leasehold – Term 126 years from 1 January 2005. Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band C

Tenure

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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