

LEASEHOLD



Apartment

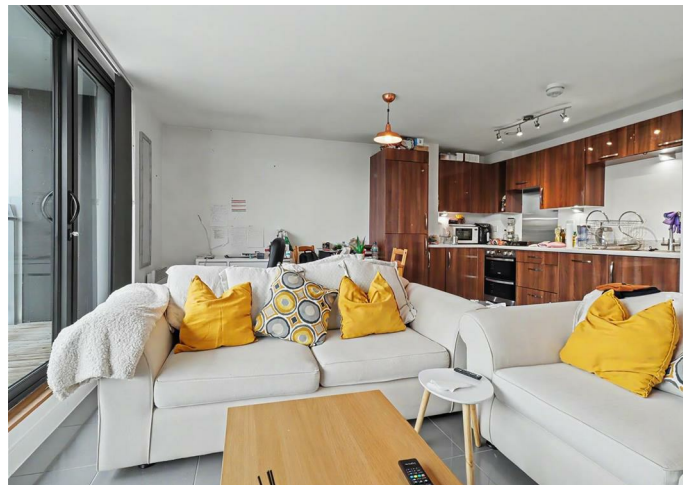
NETHERCOTT BANK GEOFFREY WATLING WAY NORWICH NR8 5HD

Offers In Excess Of

£210,000

FEATURES

- Two Double Bedrooms
- Ensuite to Principal
- Integrated Appliances
- Allocated Parking
- City Centre
- Walking Distance to City
- Balcony with River Views
- Modern Throughout
- Walk To The Station
- Close To NCFC



2 Bedroom Apartment located in Norwich

Welcome to the picturesque setting of Nethercott Bank, Geoffrey Watling Way, Norwich, this stunning modern riverside apartment offers a delightful blend of comfort and convenience. Boasting two spacious double bedrooms, including a principal suite with an ensuite bathroom, this property is perfect for those seeking a stylish and functional living space.

The heart of the home is the open plan kitchen and living room, designed to create a warm and inviting atmosphere for both relaxation and entertaining. Large windows allow natural light to flood the space, enhancing the contemporary feel. Step outside onto the expansive balcony that stretches from one side of the apartment to the other, where you can enjoy serene views of the river below—a perfect spot for morning coffee or evening relaxation.

With a family bathroom and allocated parking for one vehicle, this apartment caters to modern living needs. Its prime location ensures easy access to the city centre and the train station, making it ideal for commuters and those who enjoy the vibrant lifestyle Norwich has to offer.

This property is not just a home; it is a lifestyle choice, combining the tranquility of riverside living with the convenience of urban amenities. Whether you are a first-time buyer, a young professional, or looking to downsize, this apartment is a must-see. Embrace the opportunity to make this beautiful riverside retreat your own.

Communal entrance

Security entrance door to main entrance, lift and stairs to upper floors.

Private Entrance Hall

Entrance door to the front, doors to open plan living area incorporating the kitchen, both double bedrooms, family bathroom and storage cupboard.

Open Plan Living/Kitchen

18'9 x 14'10

Sealed unit double glazed sliding patio doors out to the balcony, with views of the river. The kitchen area has a range of both base and wall mounted units, sink, integrated appliances to include hob, oven and extractor fan, fridge/freezer, dishwasher and washing machine. Kick board lighting.

Principal Bedroom

15'4 x 9'10

Sealed unit double glazed window to the side.

Ensuite

Shower cubicle, wc and wash hand basin and splash backs.

Bedroom Two

14'10 x 8'2

Sealed unit double glazed window to the rear overlooking the balcony.

Family Bathroom

Panel bath, wash hand basin, wc, splashbacks.

Outside

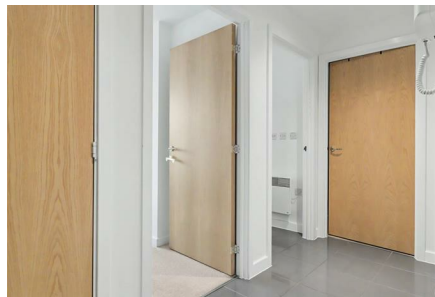
Balcony to the rear overlooking the river. Sunny aspect to be enjoyed along with a secure allocated parking space. Communal grounds.



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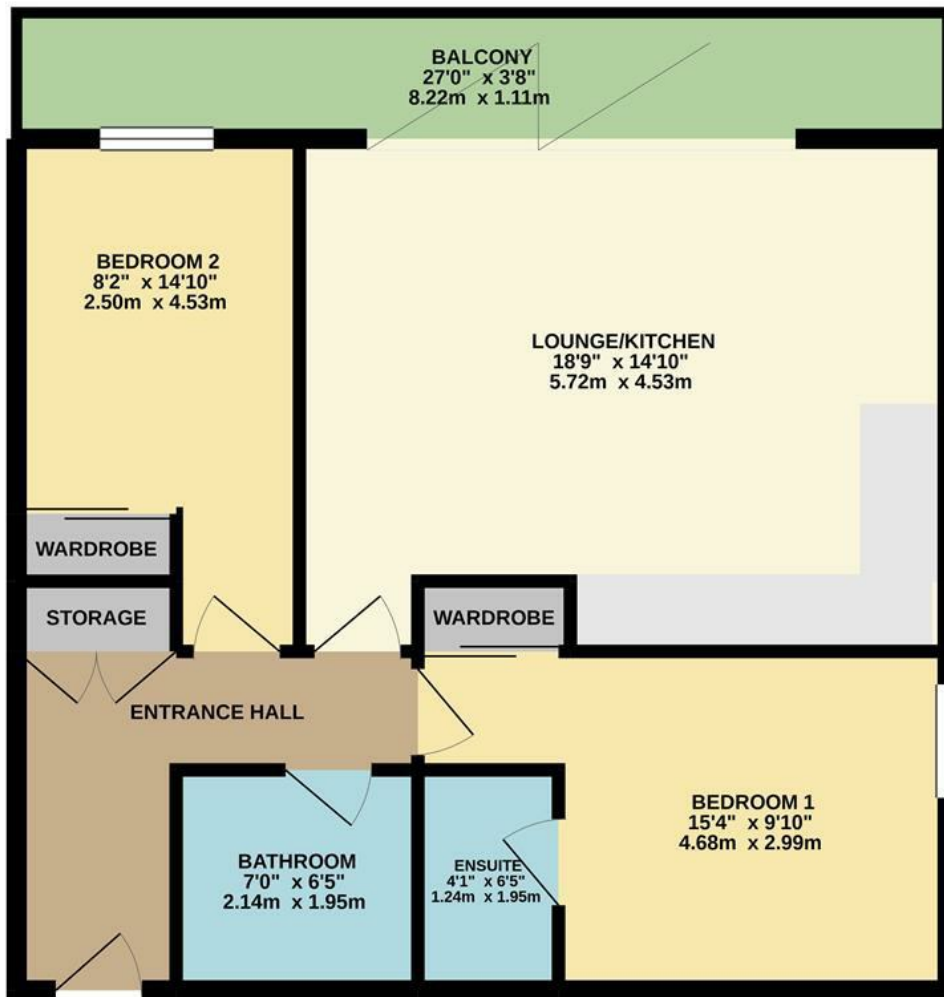


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GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 665 sq.ft. (61.8 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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Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		82	85
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

