



9 Ashman Bank Geoffrey Watling Way, Norwich
£220,000 Leasehold



websters.

A fantastic opportunity to acquire this light and spacious first floor apartment situated in a sought-after city centre location. This beautifully presented property boasts two double bedrooms, a spacious bathroom, and an open plan lounge/diner offering ample space for comfortable living. The modern kitchen is perfect for culinary enthusiasts, while the generous balcony provides stunning, unobstructed river views, ideal for relaxation or entertaining guests. With the added benefit of no onward chain, this apartment is ready to move in, making it a highly desirable opportunity for those seeking urban living at its finest.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Light And Spacious First Floor Apartment
- Two Double Bedrooms
- Spacious Bathroom
- Generous Balcony With Outstanding River Views
- No Onward Chain
- City Centre Location
- Open Plan Lounge / Diner
- Modern Kitchen



Entrance Hall

Solid front door, carpeted floor with under floor heating and doors to all rooms.

Lounge / Diner

15' 8" x 14' 4" (4.77m x 4.38m)

Aluminium double glazed sliding door to balcony, carpeted flooring with under floor heating, aluminium double glazed door to the balcony with side window and opening to kitchen.

Kitchen

8' 2" x 11' 4" (2.50m x 3.46m)

Comprising a range of wall and base units with laminate work tops, inset stainless steel sink with mixer tap, integrated fridge - freezer, slim line dish washer and washing machine, integrated electric oven with ceramic hot plate and extractor hood over, laminate flooring and an aluminium double glazed window to the balcony.

Bedroom One

17' 8" x 12' 4" (5.38m x 3.75m)

Double bedroom with a fitted wardrobe, aluminium double glazed window to the rear aspect and carpeted flooring with under floor heating.

Bedroom Two

10' 6" x 15' 6" (3.20m x 4.72m)

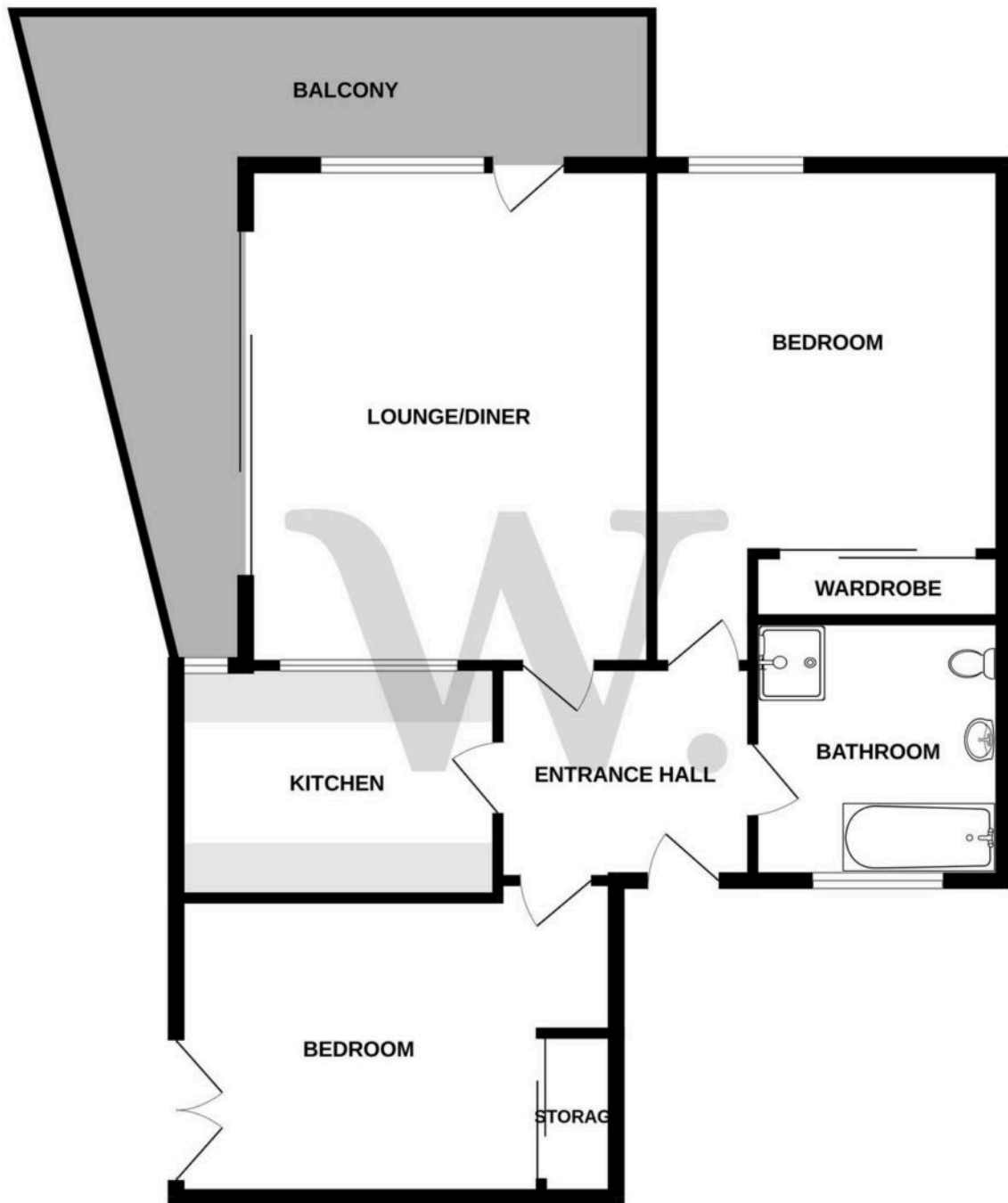
Double bedroom with a fitted wardrobe, carpeted flooring with under floor heating, aluminium double glazed double doors to a Juliet balcony.

Bathroom

9' 0" x 8' 10" (2.75m x 2.69m)

Four piece suite comprising a panel bath with shower attachment and tiled backing, corner shower with glass frame and splash back, low set WC and hand wash basin set to vanity with tiled splash back, laminate flooring, heated towel rail, extractor fan and an obscure high level aluminium double glazed window to the front aspect.

GROUND FLOOR



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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