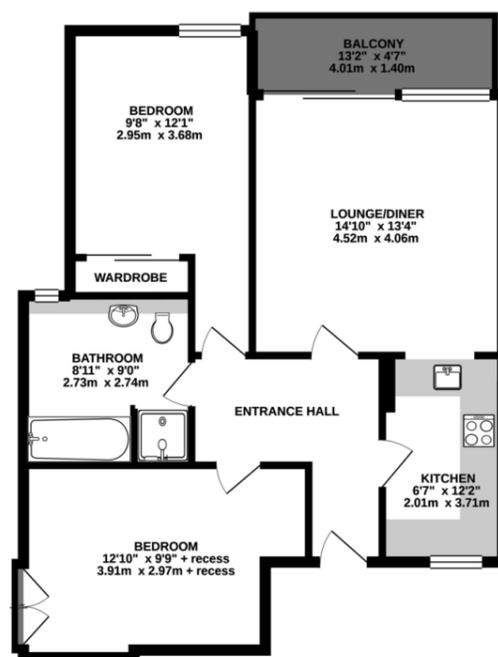


FLOOR AREA  
699 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 699 sq.ft. (65.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

%office\_emailAddress\_rs%  
01603 620551

County 01263 738444  
City 01603 620551  
Coastal 01263 822373

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.



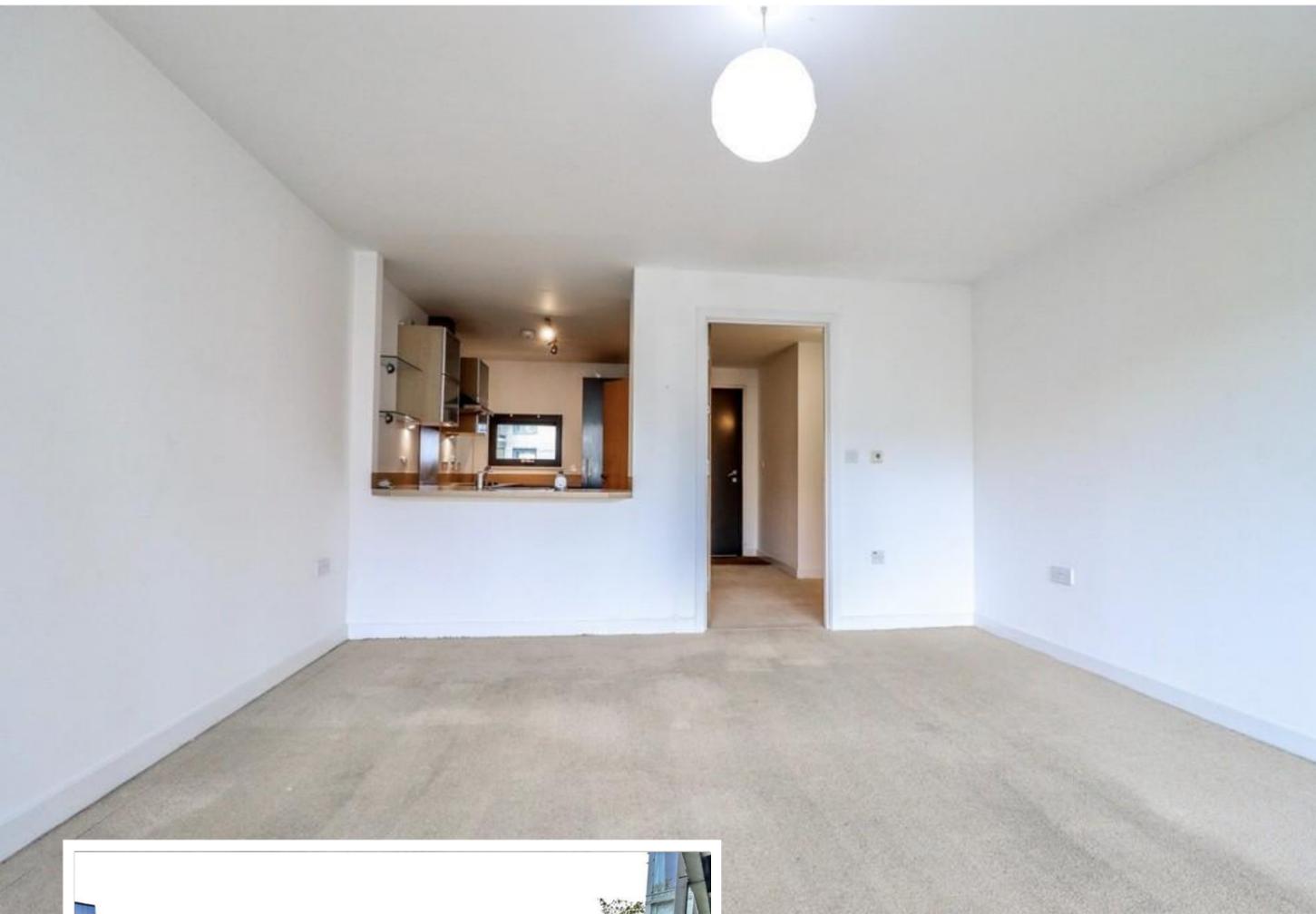
## Ashman Bank, Geoffrey Watling Way, Norwich, NR1 1HB

With RIVERSIDE VIEWS, is this first floor apartment with balcony and secure under cover ALLOCATED parking. NO ONWARD CHAIN.

Guide Price £215,000

- RIVER VIEWS
- First Floor Apartment
- Convenient City Location
- Lounge/Diner and Kitchen
- Large Bathroom with Separate Shower

arnoldskeys.com | 01603 620551



## Property Description

### DESCRIPTION

This spacious apartment offers accommodation including an entrance hall with a video security entry system, lounge/diner with a large double glazed sliding door to the south-west facing balcony overlooking the river, a fitted kitchen with integrated washer/dryer, fridge/freezer and a built-in fan assisted oven, electric hob with stainless steel splashback and a stainless steel extractor. There are two double bedrooms and a spacious bathroom with a separate shower cubicle. The property has electric under floor heating and double glazed windows. This is a secure gated development with both stair and lift access and this apartment also has a secure allocated under cover parking space. Ashman Bank is arranged around a pleasant landscaped communal garden area.

### LOCATION

The location is truly fantastic with easy walking distance to the Riverside complex and city centre where you will find a large range of shops, restaurants and cafes and great location of Norwich train station and bus routes.

### AGENT NOTE

Ground rent - £325 per year until 31/12/2030, increasing to £650a until 31/12/2055, increasing to £1300 until 31/12/2080, increasing to £2600 until 31/12/2105, increasing to £5200 for the remainder of the term.

Service Charge - £1,520PA

Lessee's proportion of maintenance expenses: 1.0420%.

Lease - 126 Years from 1 Jan 2005. 108 years remaining  
Terms expires 31 December 2130

SERVICES: Mains water, electric Underfloor heating

Apartment is located on 1st floor and has secure underground allocated parking - Parking space number 90.

Council Tax Band: C

Tenure: Leasehold