



13 Allison Bank Geoffrey Watling Way, Norwich

Norwich



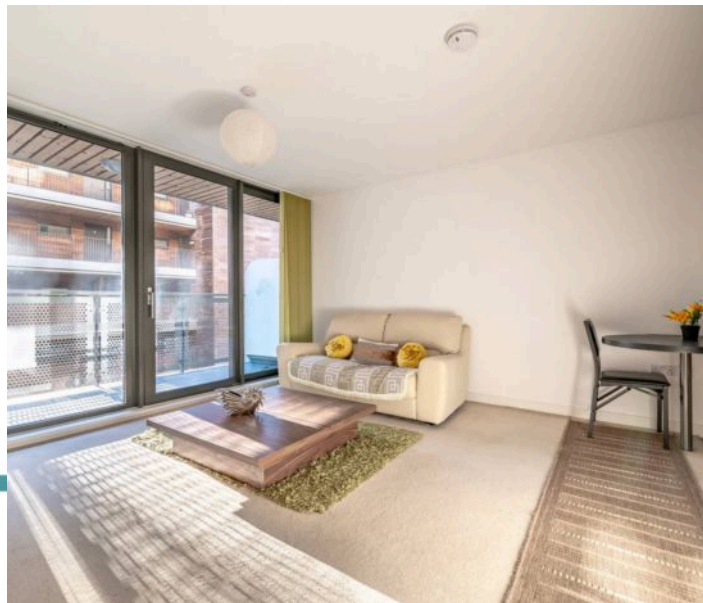
Minors & Brady



## 13 Allison Bank Geoffrey Watling Way

Positioned discreetly along the banks of the River Wensum, this modern two-bedroom apartment delivers contemporary city living with a refined edge. Set within a well-maintained development, the property sits just moments from Norwich city centre while retaining a sense of separation from the bustle. Accessed via secure intercom entry and lift service, the apartment occupies a third-floor position with a calm, elevated feel throughout. The open-plan kitchen and living space opens onto a private balcony, creating a natural extension of the living area. Two generously sized bedrooms are offered, with the principal bedroom benefitting from a sleek en-suite shower room. A further modern bathroom and secure underground parking space add to the practicality of the home. This apartment presents a sharp opportunity for city-focused buyers or buy-to-let investors.

- Modern two-bedroom apartment set within a sought-after riverside development
- Currently fully furnished, with potential flexibility on selected items subject to negotiation, if of interest to a buyer
- One secure underground parking space included
- Double glazing and electric heating throughout
- Principal bedroom benefiting from an en-suite shower room
- Second well-proportioned bedroom, ideal for guests, home working or sharers
- Third-floor position with secure intercom entry and lift access
- Underfloor heating throughout





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## 13 Allison Bank Geoffrey Watling Way

### The Location

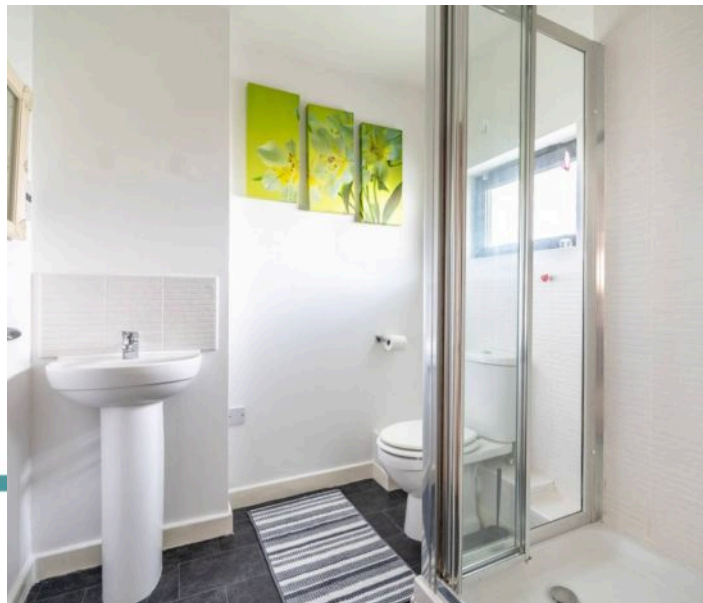
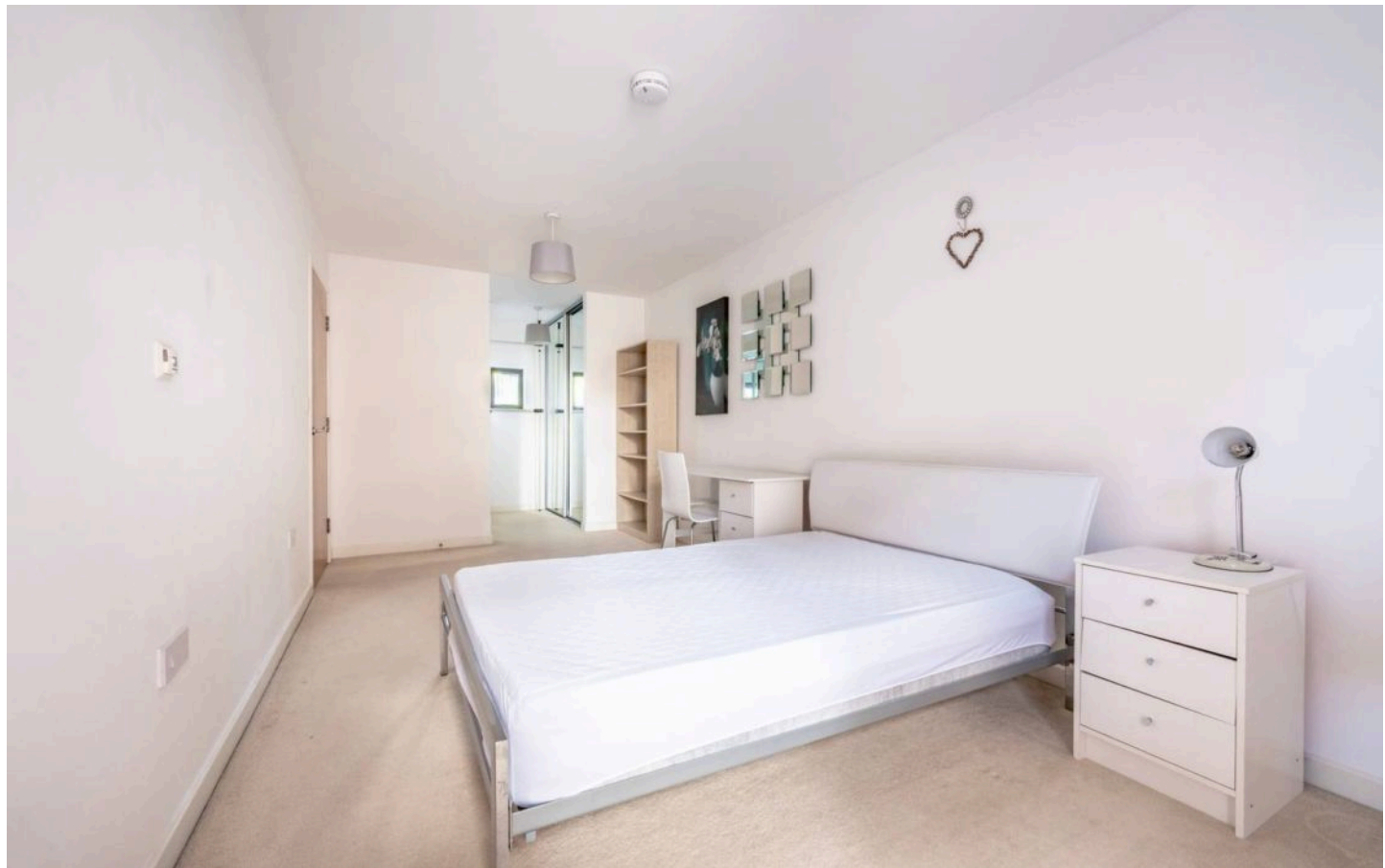
Allison Bank is positioned on Geoffrey Watling Way, just to the east of Norwich city centre, offering a highly convenient setting for both work and leisure. The area sits close to the River Wensum and is within walking distance of Carrow Road football ground, home to Norwich City FC.

It provides straightforward access into the heart of Norwich, where a wide choice of shops, cafés, restaurants, and cultural attractions can be found.

Riverside Retail Park is nearby, offering a cinema, Morrisons supermarket, leisure facilities, and a range of everyday services. The location also benefits from easy access to Trowse and Whitlingham Country Park, providing attractive open spaces, riverside walks, and outdoor recreation.

Norwich Railway Station is within easy reach for commuters travelling across the region and beyond, while well-connected road links, including access towards the A47 and A146, further enhance the practicality of this central and well-placed location.

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This modern two-bedroom apartment offers stylish and spacious accommodation in a highly desirable riverside location. Positioned within easy walking distance of Norwich city centre, the property combines contemporary living with convenience, making it ideal for first-time buyers or investors alike.

The apartment is accessed via a secure intercom system with lift access to the third floor. Inside, a welcoming entrance hall leads through to all rooms. The open-plan kitchen and living area provides a bright and comfortable space for everyday living, with direct access to a private balcony that offers an enjoyable spot to relax or unwind.

There are two well-proportioned bedrooms, with the main bedroom benefiting from its own en-suite shower room. A modern family bathroom serves the rest of the apartment, finished to a clean and practical standard.

Further benefits include double glazing, electric heating, and a secure underground parking space, offering peace of mind and convenience.

Set on the banks of the River Wensum, the location is particularly appealing, with pleasant riverside walks leading into the city centre. Nearby Riverside offers a wide range of amenities including shops, restaurants, bars, a cinema, gym, and leisure facilities, making this a well-rounded and attractive place to live.

#### Agents Note

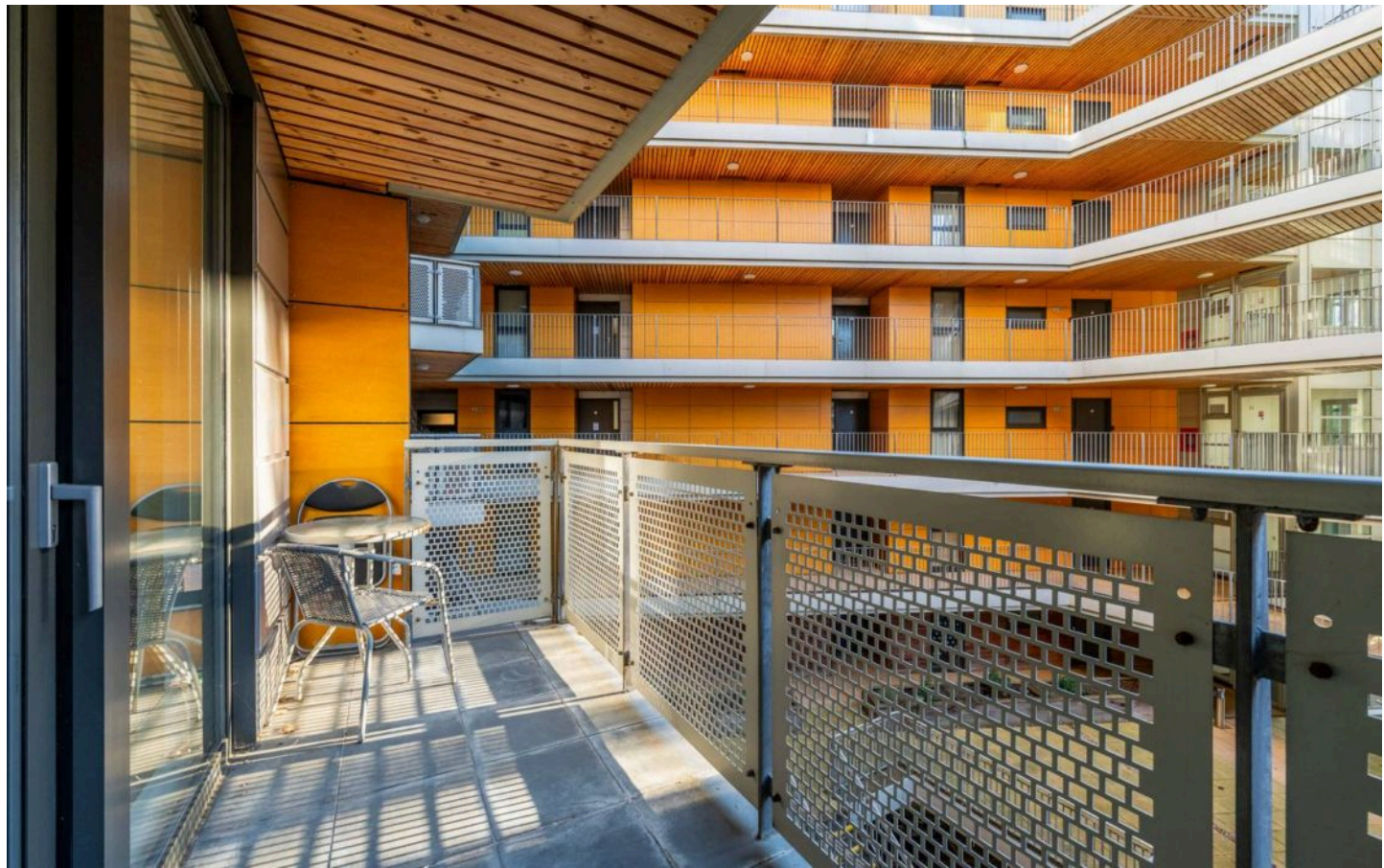
This property will be sold leasehold, with 105 years remaining.

Ground Rent: £325 paid annually

Maintenance: £3,000 paid annually

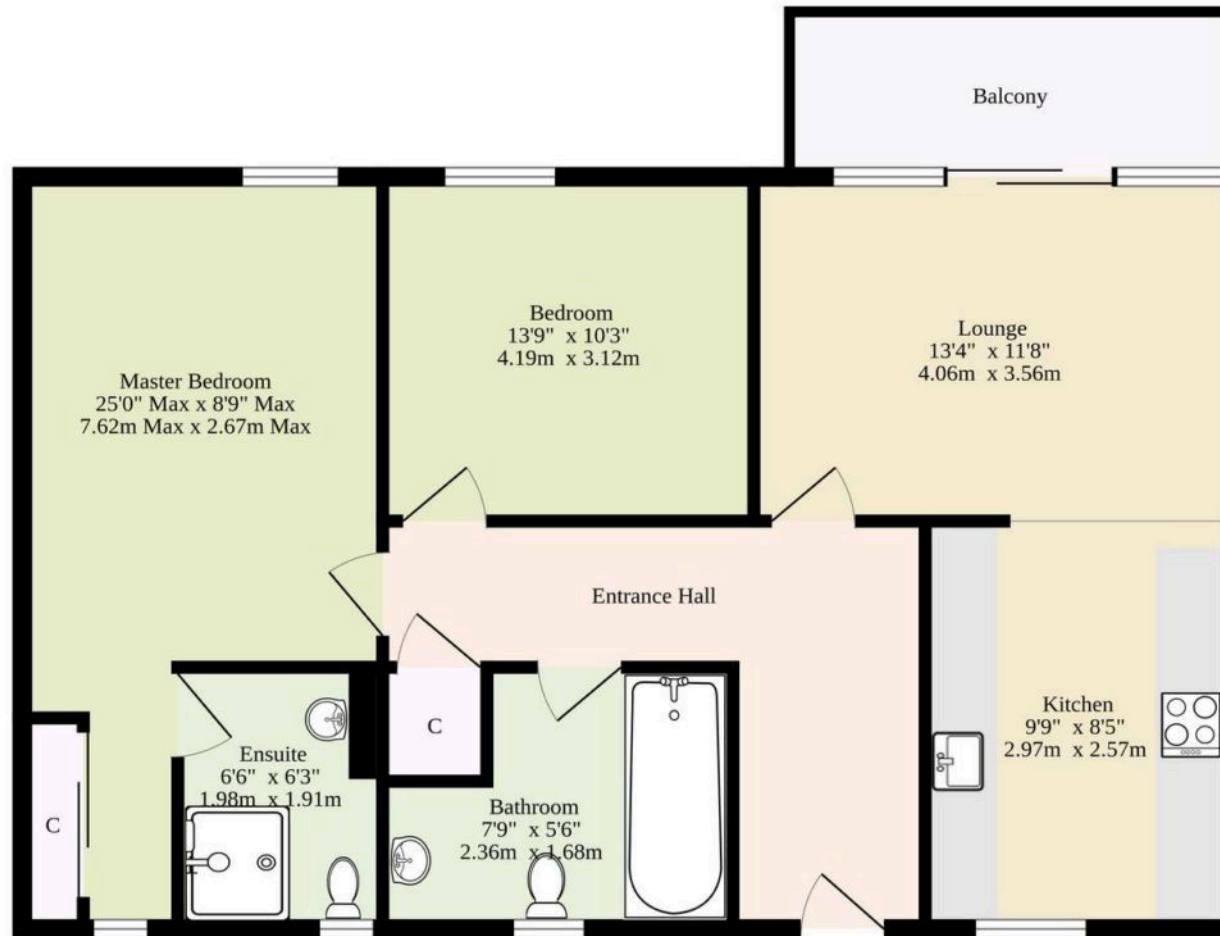
Management Company: NRM Ltd.

The vendors have noted there is one under cover secure gated parking space.



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824 sq.ft. (76.6 sq.m.) approx.



Sqft Includes The Balcony

TOTAL FLOOR AREA : 824 sq.ft. (76.6 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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