



55 Ashman Bank Geoffrey Watling Way, Norwich  
Norwich



Guide Price  
Minors & Brady

## 55 Ashman Bank Geoffrey Watling Way

Norwich city living is perfectly embodied in this beautifully presented two-bedroom riverside apartment, offering both convenience and style in the highly sought-after NR1 postcode. Flooded with natural light, the property boasts a spacious lounge with bifolding doors opening onto a private balcony, providing relaxing river views. The modern kitchen is thoughtfully designed with integrated appliances and ample storage, making it ideal for everyday living or entertaining. Both bedrooms are generously proportioned and benefit from comfortable underfloor heating. The well-appointed bathroom features a corner bath with a shower over, fully tiled walls, and a window for natural ventilation. Residents also enjoy the added convenience of allocated undercroft parking and access to well-maintained communal gardens. With excellent proximity to Norwich city centre, transport links, and recreational spaces, this apartment offers an ideal opportunity for first-time buyers or investors looking for a stylish, low-maintenance home.

- Riverside apartment with balcony and river views
- Two generously sized double bedrooms
- Modern kitchen with integrated appliances
- Spacious lounge with bifolding doors to balcony
- Fully tiled bathroom with corner bath and shower
- Underfloor heating throughout the property
- Allocated undercroft parking space
- Access to well-maintained communal gardens
- Highly sought-after NR1 postcode close to city centre
- Ideal for first-time buyers or investors





M&B

## 55 Ashman Bank Geoffrey Watling Way

### The Location

Ashman 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.



## Ashman Bank, Geoffrey Watling Way, Norwich

Situated in a prime NR1 riverside location, this apartment is set within a well-maintained building offering communal gardens and a peaceful outlook. The entrance hall leads into a spacious lounge that features underfloor heating, carpeted flooring, and bifold doors to a balcony, perfectly framing views of the river.

The adjacent kitchen is fitted with wall and base units, laminate work surfaces, a stainless steel sink, electric oven and hob, integrated fridge/freezer, and underfloor heating, providing a modern and functional cooking space.

Both bedrooms are double-sized and carpeted, with underfloor heating throughout for added comfort. The main bedroom includes built-in wardrobes and a rear-facing window, while the second bedroom is also well-proportioned with ample natural light.

The bathroom is fully tiled and includes a corner bath with shower over, wash hand basin, WC, extractor fan, and a front-facing window, blending practicality with style.

Externally, residents benefit from an allocated undercroft parking space and access to the beautifully maintained communal gardens, offering a private and tranquil environment.

### Agents Note

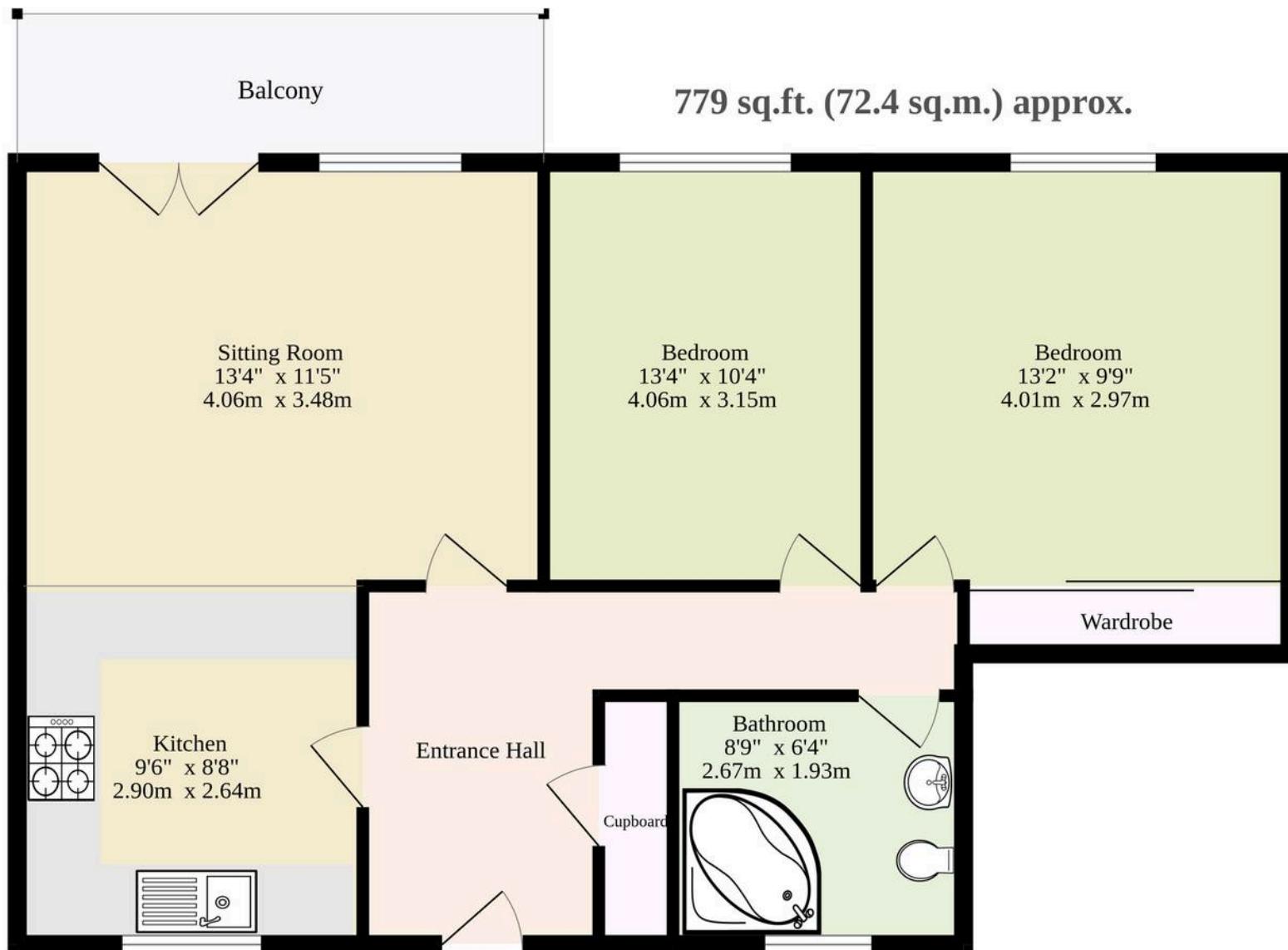
This property will be sold leasehold with 110 years remaining on the lease.

Connected to mains electricity, water and drainage.

Ground rent: £325 paid annually.

Maintenance: £2,150 paid annually.





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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