



10 Robinson Bank Geoffrey Watling Way, Norwich

Norwich



Minors & Brady

This beautifully presented apartment offers stylish, contemporary city living with a strong sense of design and a calm, modern atmosphere throughout. Set against a riverside backdrop, the home makes the most of its position with impressive views that can be enjoyed from both the living space and the balcony. Inside, a neutral colour palette is paired with clean lines and subtle industrial touches, creating a space that feels both refined and effortlessly cool. The open plan layout is ideal for modern lifestyles, flowing naturally from cooking and dining to relaxing and entertaining. Large glazed doors fill the apartment with natural light, enhancing the sense of space and connection to the outdoors. The balcony acts as a true extension of the living area, offering a peaceful spot to unwind while watching the river drift by. Overall, this is a thoughtfully designed home that blends city living with a relaxed, design-led feel.

- Stylish two-bedroom apartment set in a desirable riverside location
- Excellent, uninterrupted river views enjoyed from the living space and balcony
- Private balcony with seating, ideal for relaxing and enjoying warmer weather
- Contemporary open plan kitchen and living area filled with natural light
- Modern fitted kitchen with integrated appliances and clean-lined finishes
- Calm, neutral interior enhanced by cool, industrial-inspired design touches
- Main bedroom with integrated wardrobe and sleek en-suite shower room
- Well-proportioned second bedroom with direct access onto the balcony
- Modern main bathroom with shower over bath and quality fittings
- Bright entrance hall with tiled flooring, spotlights, intercom system and utility cupboard



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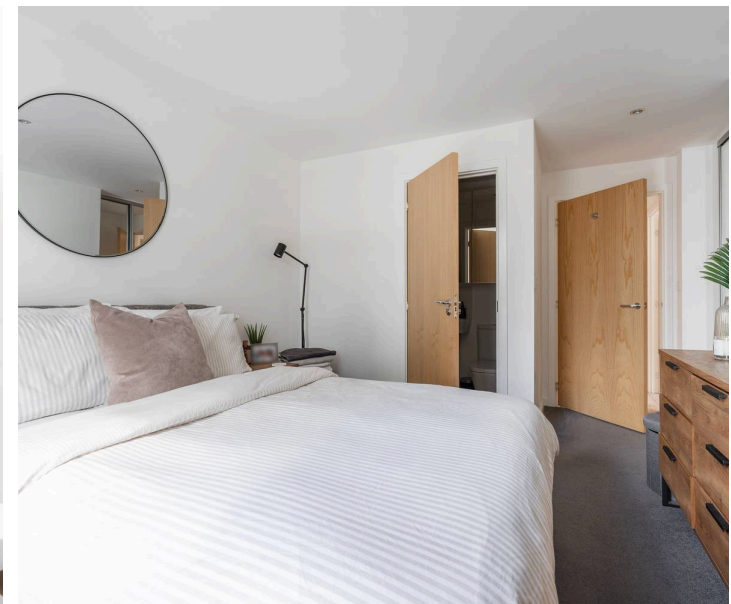
10 Robinson Bank Geoffrey Watling Way

The Location

Robinson Bank is located on Geoffrey Watling Way, just to the east of Norwich city centre, in an area that combines accessibility with a mixed residential and commercial setting. Its position near the River Wensum gives the surroundings a pleasant, open feel, while still being firmly within the fabric of the city. From this location, the centre of Norwich can be reached easily, bringing a broad mix of high-street and independent shops, cafés, restaurants, historic landmarks, and cultural venues within close proximity.

The nearby Riverside area adds further convenience, with supermarkets, retail outlets, leisure facilities and everyday services all available without the need to travel far. This makes the location practical for daily needs as well as social and recreational activities. Norwich Railway Station is also close by, providing regular rail connections to London, Cambridge, Ipswich and other regional destinations, which is beneficial for commuters and business travellers alike.

Road connectivity is another strength of the area, with straightforward access to key routes such as the A47 and A146, supporting travel across Norfolk and to neighbouring counties. Local bus routes and pedestrian links further contribute to ease of movement around the city. Overall, Geoffrey Watling Way offers a balanced location that sits just outside the city centre, combining convenience, transport connectivity and access to a wide range of amenities, making it well suited to both working and everyday living.



Robinson Bank, Geoffrey Watling Way

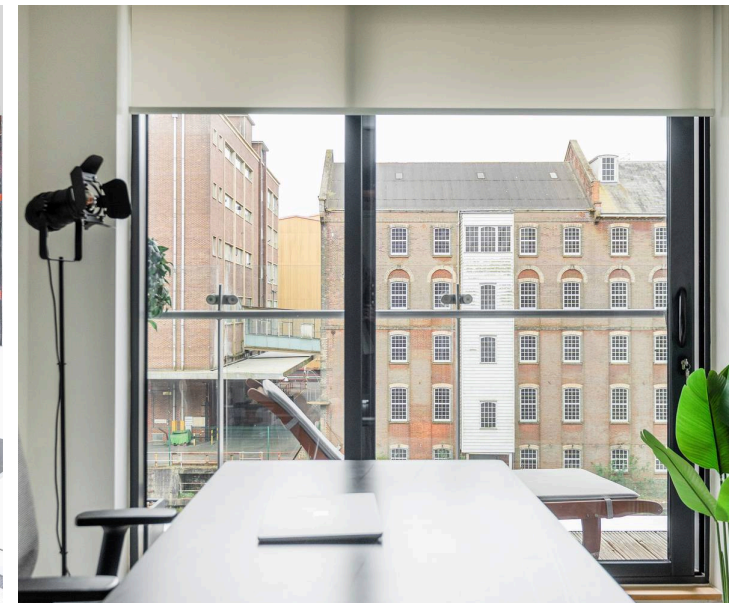
Stepping through the front door, you are welcomed into a bright and well-considered entrance hall that immediately sets the tone for the apartment. The space is finished with tiled flooring and recessed spotlights, creating a clean and modern feel, while an intercom system and discreet utility cupboard add practical touches.

From here, doors lead seamlessly to all rooms, giving the home a natural flow and sense of space.

The open plan kitchen and living area forms the heart of the home and is where the design choices really shine. Finished in a neutral palette and paired with a cool, almost industrial edge, the space feels contemporary, minimalist and thoughtfully styled without being stark. The kitchen is fitted with a range of base and wall units alongside integrated appliances, including an oven, hob, dishwasher and fridge freezer, all sitting neatly within clean-lined work surfaces.

There is ample room for both dining and relaxing, and a large double glazed patio door floods the room with natural light while opening directly out onto the balcony.

The balcony itself is a real standout feature, offering excellent, uninterrupted views over the river. The current vendor has thoughtfully added seating, creating a space that is perfect for enjoying warmer days, watching the water, or simply relaxing outdoors with a coffee or a glass of wine.



It's an extension of the living space rather than just an outdoor add-on, and one that truly elevates the lifestyle on offer.

Both bedrooms are well-proportioned and continue the calm, modern theme. Bedroom one benefits from a side-facing window, an integrated wardrobe, and access to a sleek en-suite shower room finished with tiled flooring, spotlights and contemporary fittings.

Bedroom two enjoys direct access to the balcony via double glazed patio doors, making it ideal as a guest room, home office, or second sleeping space with a view.

Completing the accommodation is the main bathroom, fitted with a panelled bath and shower over, glass screen, and modern suite, all finished with tiled flooring and subtle spot lighting. Throughout the apartment, clean finishes and carefully chosen details come together to create a home that feels stylish yet comfortable, minimal yet full of character, and perfectly positioned to take full advantage of its river-facing setting.

Agents Note

The property is offered leasehold with a term of 125 years commencing from 1 January.

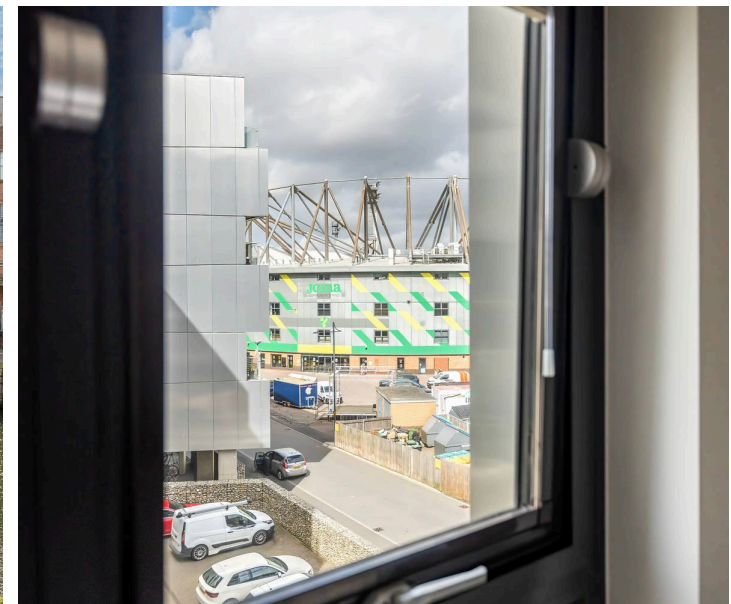
The apartment is connected to mains water, electricity and drainage.

The ground rent is £300 per annum, payable annually.

The service charge is £2,500 per annum, covering maintenance of the building and communal areas.

Please note that no parking is included with the apartment.

Prospective purchasers are advised to satisfy themselves that the local parking arrangements meet their requirements prior to proceeding.



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Third Floor

Approx. 60.4 sq. metres (650.7 sq. feet)
(excluding Bathroom, Balcony)



Total area: approx. 60.4 sq. metres (650.7 sq. feet)

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.

Plan produced using PlanUp.

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Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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