



90 Geoffrey Watling Way, Norwich

Norwich



£200,000
Minors & Brady

90 Geoffrey Watling Way

Norwich, Norwich

This first-floor two-bedroom apartment is set within the secure and sought-after Ashman Bank development, offering spacious accommodation, modern features, and a superb riverside position. Enjoying a south-west facing balcony with views across the River, the property provides both comfort and convenience, just a short distance from Norwich city centre, the Riverside complex, and the train station. With electric underfloor heating, lift access, and secure allocated undercover parking, it presents an excellent purchase opportunity in a prime location.

- First-floor two-bedroom apartment in the sought-after Ashman Bank riverside development
- South-west facing private balcony with attractive views over the River
- Spacious open-plan lounge/diner with sliding doors to the balcony
- Modern fitted kitchen with integrated appliances including washer/dryer and fridge/freezer
- Two well-proportioned bedrooms, including a principal bedroom with fitted wardrobe
- Stylish bathroom featuring a four-piece suite with separate shower and bath
- Electric underfloor heating throughout for comfort and efficiency
- Secure gated development with video entry system and landscaped communal gardens
- Lift access and stair access within the building
- Allocated undercover parking space in a highly convenient central location

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THE FOOT
EYES OF BLUE
GORDAN FORBES
AFTER
YOU

20
ZONE

RESIDENTIAL
ZONE
No vehicles
Except for
access and
loading

20
ZONE

GEOFFREY WATLING
WAY

Norwich City Football Club

90 Geoffrey Watling Way

Norwich, Norwich

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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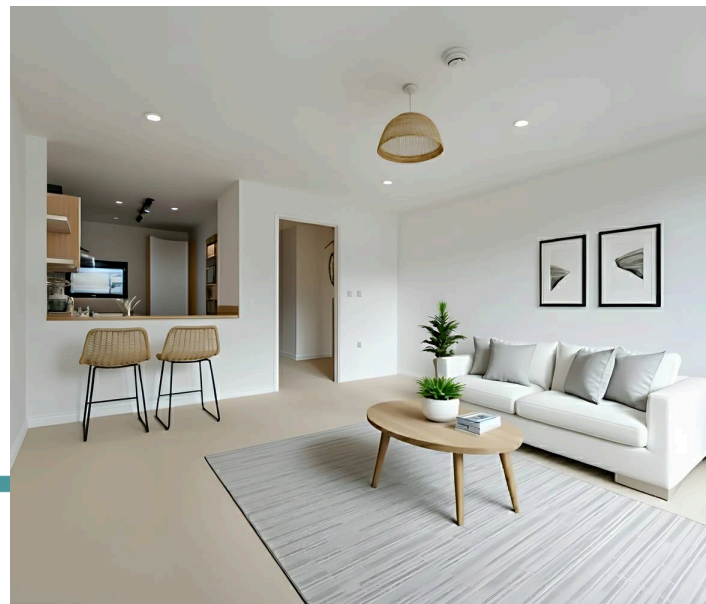
Location

Ashman Bank sits within a sought-after riverside development off Geoffrey Watling Way in Norwich, offering a prime position close to the city centre. The location provides easy access to a wealth of amenities, including shops, supermarkets, cafés, and restaurants, along with cultural attractions such as Norwich Cathedral, Norwich Castle, and the Riverside leisure complex with its cinema, gym, and eateries.

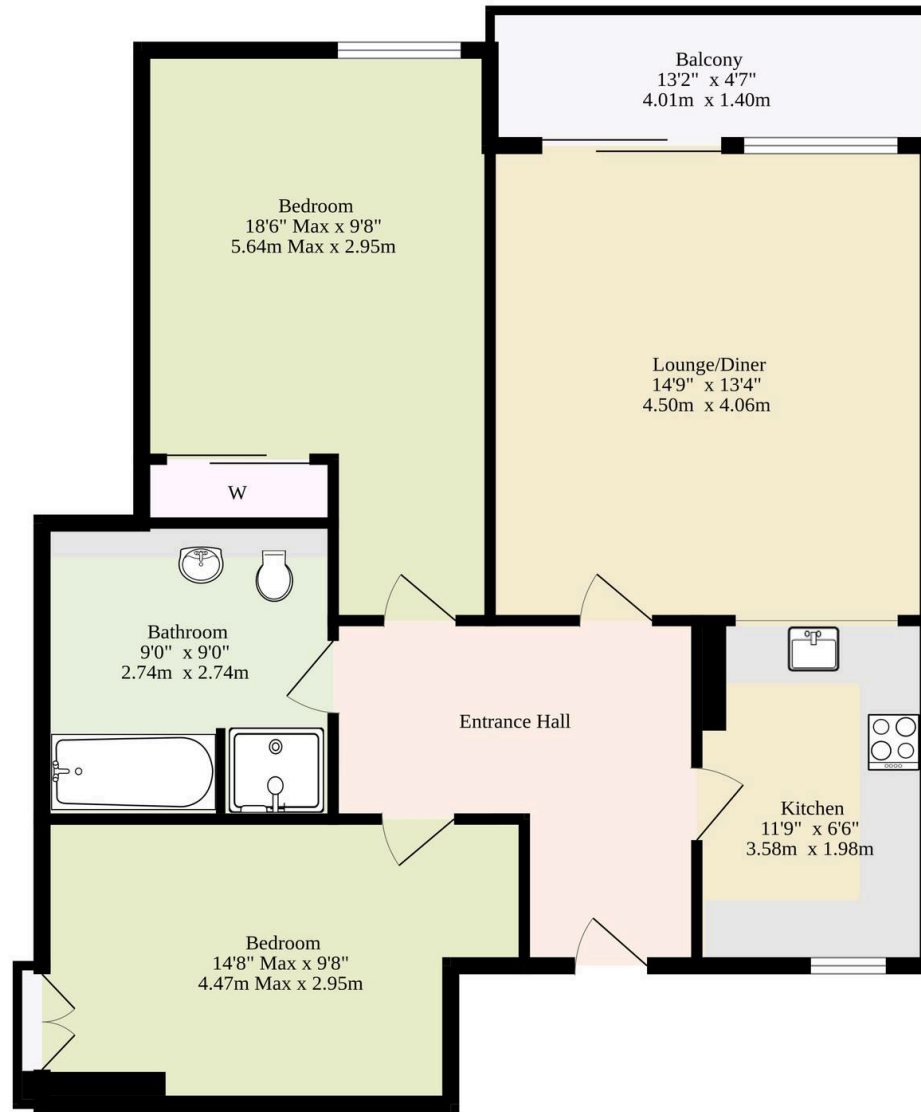
Norwich train station is just a short walk away, offering direct services to London Liverpool Street and other regional destinations, while the nearby A47 and A11 ensure excellent road connections. With scenic riverside walks on the doorstep and the city's vibrant shopping districts and historic streets close at hand, this location combines modern convenience with a desirable urban lifestyle.

Geoffrey Watling Way

The property is accessed via a secure video entry system leading into a welcoming entrance hall, with doors opening to all rooms. To the rear, the bright lounge/diner features a large sliding glass door opening directly onto the private balcony, creating an ideal spot to relax while taking in the river views. The adjoining kitchen is fitted with modern units and comes



842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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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