



**Gavin Bank | , Geoffrey Watling Way, Norwich, Norfolk NR1 1GF**

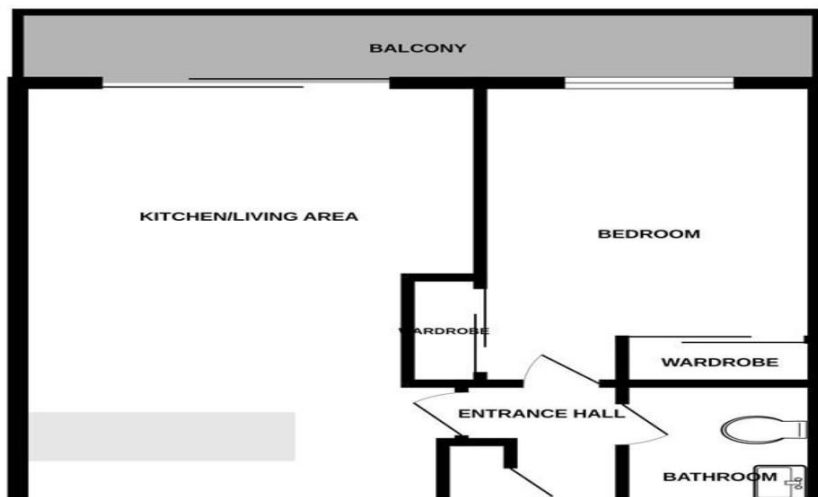
**£995 pcm**

Gilson Bailey Lettings are delighted to offer this WELL PRESENTED, FIRST FLOOR, ONE BEDROOM APARTMENT situated in a sought after riverside location within walking distance to the City Centre. Accommodation comprising secure intercom entry, private entrance hall, large utility cupboard, open plan kitchen/living area with a balcony, bedroom and bathroom. Outside there are communal grounds and lovely riverside walks. The apartment benefits from double glazing, electric heating and is in excellent condition throughout. Tax Band B, EPC C

Available From: 02 May 2025



#### FOURTH FLOOR



#### Accommodation Comprises

Secure intercom entry with stairs and lift to first floor. Front door to:

#### Outside

Communal gardens and access to riverside walks.

#### Bathroom (First Floor)

2.39m ( 7'11" ) x 1.70m ( 5'7" )

Panelled bath with shower over, low level WC, hand wash basin, extractor fan.

#### Bedroom (First Floor)

4.35m ( 14'4" ) x 3.28m ( 10'10" )

Double glazed window, electric heater, two built in wardrobes.

#### Entrance Hall (First Floor)


Doors to large utility cupboard, kitchen/living area, bedroom and bathroom.

#### Kitchen/Living Area (First Floor)


7.17m ( 23'7" ) x 3.83m ( 12'7" )

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge, freezer and dishwasher, electric heater, door to balcony.

## Energy ratings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Directions:** Head east on Prince of Wales Rd towards St Vedast St, Turn right onto Riverside, Turn left onto Canary Way, Turn right onto Carrow Rd, Turn left