



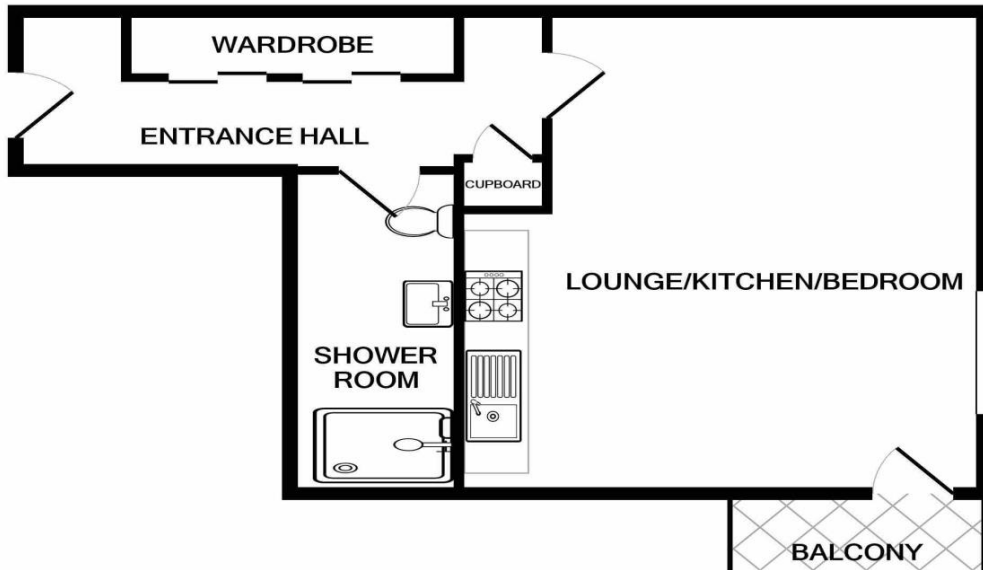
Allison Bank | , Norwich, NR1 1GW

£800 pcm

Gilson Bailey Lettings are delighted to offer this well presented modern fourth floor STUDIO apartment with private balcony situated in this sought after riverside location close to local super markets, shops, swimming pool, gym, cinema, station and city centre. The accommodation comprises of a private entrance hall with storage, large open plan lounge, bedroom and kitchen combined with door to private balcony. Double glazing, modern electric underfloor heating, Council Tax Band A. UNFURNISHED
****STUDIO**BALCONY****

Available From: 03 August 2026





Shower Room (Fourth Floor)

Modern white suite comprising double sized shower cubicle, WC and wash basin. Extensive tiling.

Agents Note

Due to high demands, there may be multiple viewings at the same time and cannot guarantee a solo viewing at any one time.

Agents Note

There may be Furniture/furnishings along with white goods in the property when viewing that are not included in the tenancy . Please contact the office for further details.

Agents Note

The tenants may still be in residence so these details and photos are only an indication of the property and there could be some requirement for remedial work before the start of a new tenancy.

Outside

Well maintained communal garden area for residents use.

Parking

PLEASE NOTE: No parking is included with this property.

Balcony (Fourth Floor)

Private balcony with views towards the City and football ground.

Entrance Hall (Fourth Floor)

Private entrance hall accessed via secure communal entrance lobby with lift access to all floors. Quality laminate floor.

Kitchen Area (Fourth Floor)

Ample storage and work surface. Appliances include and electric hob, oven, cooker hood, washing machine, dishwasher and fridge. Laminate floor.

Living Room (Fourth Floor)

5.45m (17'11") x 4.40m (14'6")
 Large living room / bedroom with big side aspect window which allows much natural light in. Quality laminate floor, underfloor heating, door to private balcony, TV point. Opens to kitchen area.

Energy ratings

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C	76	78	(76-80) C	76	78
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Directions: From our office proceed down Prince of Wales Road and over the bridge and turn right. Proceed along Koblensk Road and through 3 sets of lights. On reaching the football ground turn left into Geoffrey Whatling Way.