

Astley & co

ESTATE AGENTS



40 Allison Bank
Geoffrey Watling Way
Norwich

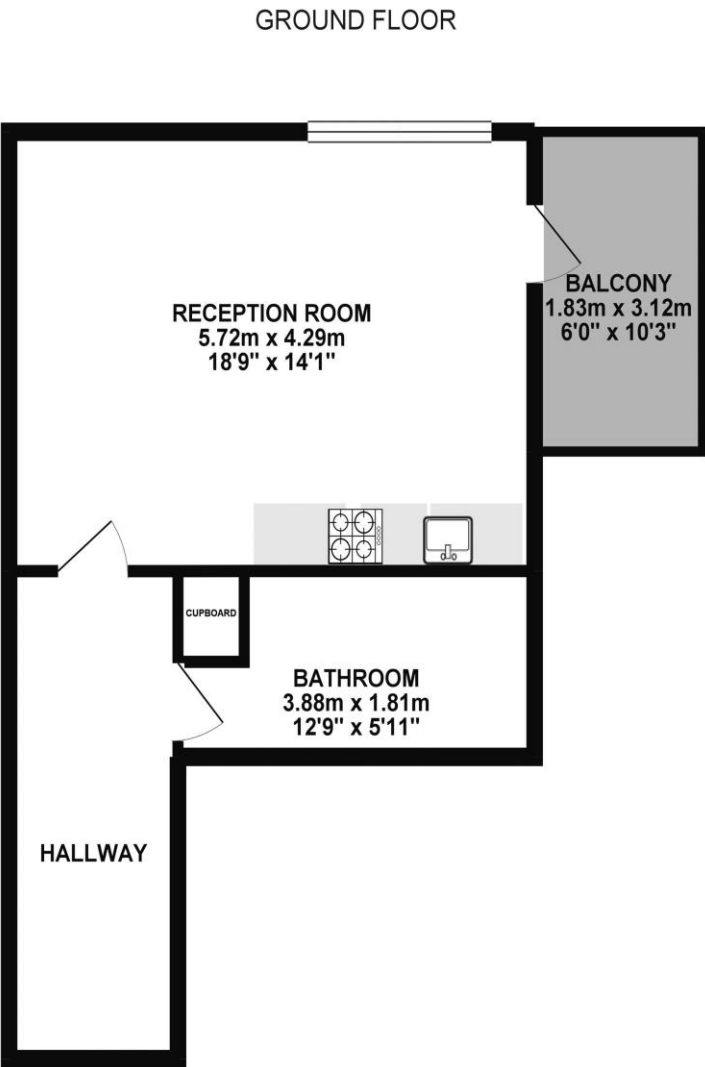
Price: £125,000

Description TAYLOR WIMPEY SELLING FREEHOLD to the LEASEHOLDERS* - Penthouse Studio - 7th Floor, Top Floor Open Plan Studio Flat with panoramic spectacular views of Norwich. This lovely living space soaks up the south and west facing sunsets, stunning views across the city landscape and great excitement of the Football Club. Under-Floor Heating and inexpensive to run. Currently the Service Charge £2200 per year but will amend down once the FREEHOLD is purchased. Services include water, insurance and all maintenance. Energy Performance Rating C.

Agents Notes - Under Section 21 of the Estate Agents Act 1979 – This is to confirm that this property is owned by an employee of Astley & co Estate Agents.

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Norwich, NR11GW

Price £125,000



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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Summary of accommodation

- Top Floor Penthouse Studio
- West Facing Aspect & City Skyline Views
- Under-Floor Heating - Low Cost to Run
- Council Tax Band A
- Would Suit Single Person
- Excellent Location

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Astley & Co Estate Agents

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