



103 Solace Geoffrey Watling Way | | Norwich | NR1

Guide Price £250,000

****GUIDE PRICE £250,000 - £260,000 STUNNING MODERN APARTMENT WITH ITS OWN COURTYARD GARDEN**** Gilson Bailey are delighted to offer this BEAUTIFUL, TWO BEDROOM, FIRST FLOOR APARTMENT Located in the popular NR1 postcode within walking distance to the City Centre and train station. Accommodation comprises, secure intercom entry, entrance hall, open plan lounge/kitchen/diner with patio doors to garden, bathroom and TWO GENEROUS SIZED BEDROOMS with bedroom one having a en-suite shower room. Outside there is an enclosed courtyard garden, well kept communal gardens, and an off road parking space is also available to rent. The apartment benefits from double glazing, communal electric heating and is in excellent condition throughout. The property would suit an array of buyers looking to enjoy the convenience of city living and/or close proximity to the station.



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items not appropriate 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 here are not to be relied upon and no guarantee as to their condition or fitness can be given. Made with Hoxpox 2.0.028

Location

Solace is located close by to Norwich train station, the popular Riverside development offering a selection of restaurants, bars, cinema, gym, swimming pool and 10-pin bowling alley. There is ease of access to the A47, Norwich ring road and the vibrant city centre itself.

Accommodation Comprises

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

Entrance Hall

Doors to all rooms.

Lounge/Kitchen/Diner 22'1" x 10'9"

Fitted wall and base unit with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and dishwasher, sliding patio doors, double glazed window, radiator.

Bedroom One 15'3" x 10'6"

Double glazed window, radiator.

En-Suite 5'7" x 5'2"

Shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan.

Bedroom Two 15'3" x 9'8"

Double glazed window, radiator.

Bathroom 7'0" x 5'5"

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

Outside

Enclosed paved courtyard garden, communal gardens and underground parking available to rent.

Local Authority

Norwich City Council, Tax Band C.

Tenure


Leasehold - Term 150 years from 29 September 2019. Please note service/maintenance charges are £174.13 per month. For further information, please contact the office.

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

Local Authority

Norwich City Council, Tax Band C

Tenure

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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