



Solace Geoffrey Watling Way, NORWICH, NR1 1GR

welcome to

Solace Geoffrey Watling Way, NORWICH

William H Brown are excited to market this modern, fourth-floor apartment provides a premium urban base moments from Norwich train station and the bustling city centre. The property features two double bedrooms and a contemporary bathroom, centered around a bright, open-plan lounge/kitchen.



Entrance

Solid front door, further doors to all rooms, built in storage cupboard, LVT flooring, storage cupboard housing electric boiler and space and plumbing for a washing machine, radiator.

Lounge/Kitchen

24' 9" x 10' 8" (7.54m x 3.25m)

Open plan living area with fully integrated kitchen with a range of wall and base units, LVT flooring, radiator and double glazed door to balcony.

Bedroom One

14' 8" x 9' 9" (4.47m x 2.97m)

Double glazed window to front aspect, carpeted flooring and radiator.

Bedroom Two

7' 11" x 14' 6" (2.41m x 4.42m)

Double glazed window to front aspect, carpeted flooring and radiator.

Bathroom

Bath tub with shower over, wash hand basin, toilet, LVT flooring and heated towel rail.

Exterior

Private balcony accessed for living area along with a bike shed externally to the building.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Solace Geoffrey Watling Way, NORWICH

- **£210,000 - £230,000**
- Parking Space Available As Additional Option
- Private Balcony
- Close To Norwich Train Station And The City Centre
- Spacious And Modern Fourth Floor Apartment

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2676.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 19 Sep 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR143010 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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