









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)

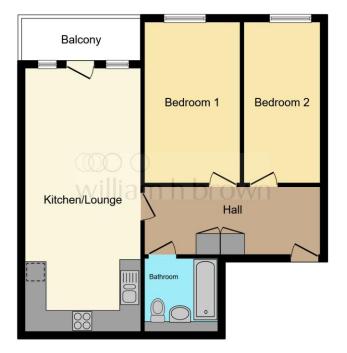
Double glazed window to front aspect, carpeted flooring and radiator.

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





welcome to

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

view this property online williamhbrown.co.uk/Property/NOR143010



Property Ref: NOR143010 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk

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.