

LEASEHOLD



Apartment

504, HATHOR
GEOFFREY
WATLING WAY,
NORWICH, NR1 1HF

25% Shared Ownership

£46,250

FEATURES

- No Onward Chain
- 25% Shared Ownership
- One Bedroom Modern Apartment
- Generous Accommodation
- Double Bedroom
- Balcony Overlooking The Football Ground



1 Bedroom Apartment located in Norwich

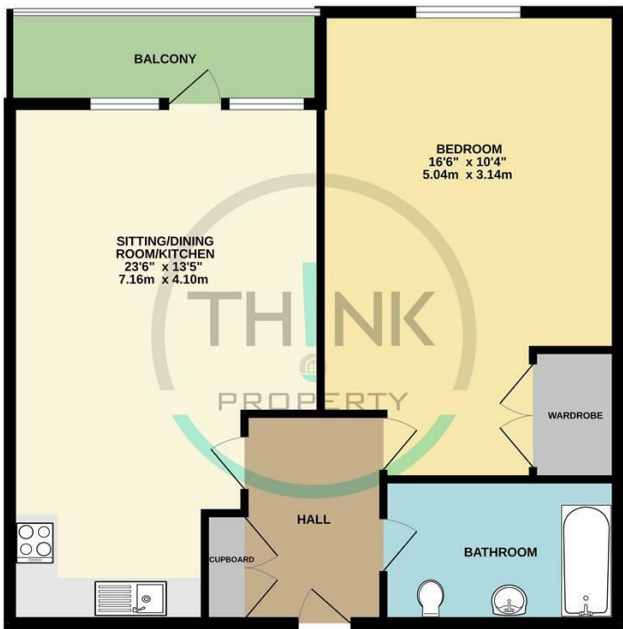
**** SHARED OWNERSHIP APARTMENT **** Located in the vibrant heart of Norwich, this stunning fifth-floor apartment on Geoffrey Watling Way offers a unique opportunity for modern living. Built in 2023, this one-bedroom property is available through a 25% shared ownership scheme, with the option to scale up to 100%, making it an ideal choice for first-time buyers.

As you enter the apartment, you are greeted by a welcoming entrance hall that leads into a spacious lounge, kitchen, and dining area. This open-plan space is perfect for entertaining and features a delightful balcony that overlooks the iconic Norwich City Football Club, providing a picturesque view and a lively atmosphere.

The generous bedroom is designed for comfort and convenience, complete with a built-in wardrobe that offers ample storage space. The apartment also includes a well-appointed bathroom, ensuring all your needs are met in this contemporary home.

Situated next to the river and in close proximity to the train station and Norwich Riverside, this property boasts excellent transport links and easy access to the city's amenities.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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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Council Tax Band
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

