



## 502 Ardea Geoffrey Watling Way | | Norwich | NR1

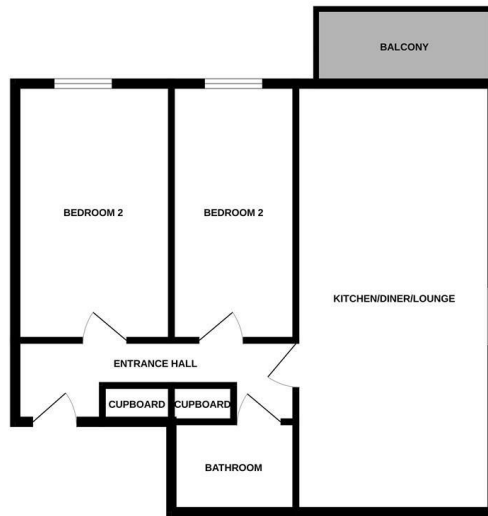
### Offers In Excess Of £205,000

Gilson Bailey are pleased to present this well-presented two-bedroom, second-floor executive apartment, located within an impressive modern riverside development. The property is ideally situated close to a range of local amenities, including shops, supermarkets, gyms, a cinema, and the train station.

The accommodation features a secure communal entrance with lift access to all floors, leading to a private entrance hall. Inside, there is a spacious living room with doors opening onto a private balcony, a fitted kitchen complete with appliances, two generously sized double bedrooms, and a bathroom with a shower over the bath. Additional benefits include access to communal gardens, double glazing throughout, and electric heating. The property would make a fantastic first time purchase so be quick to book a viewing to appreciate the quality and location on offer.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurement of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The layout, contents and appearance may vary and is subject to change without notice. All to be built in accordance with the plans shown. Made with Metaphor 10/2014

### Location

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

### Accommodation Comprises

Door to

#### Entrance Hall

Private entrance hall accessed via secure communal lobby with lift access. Quality laminate floor, built in storage cupboards, radiator, entry phone, doors to all rooms.

#### Open Plan Kitchen/Living Room 24'8" x 10'8"

Modern kitchen with ample storage and work surface. Integrated appliances include electric hob, oven, cooker hood, dishwasher and fridge/freezer. Inset spot lighting, laminate floor, UPVC window to side and glazed doors to private balcony.

#### Bedroom One 14'9" x 8'11"

UPVC window and radiator.

#### Bedroom Two 14'9" x 7'1"

UPVC window and radiator.

#### Bathroom

Modern suite in white panelled bath with thermostatic rainfall shower head, WC and wash basin. Chrome heated towel rail, inset spotlights, radiator.

#### Outside

Communal riverside garden and secure cycle storage.

#### Parking

One secure covered parking space is available.

#### Utilities

Ultrafast Broadband available.  
Mains water and electric.


#### Local Authority

Norwich City Council - Tax Band C

#### Tenure

Leasehold  
Term: 150 years from and including 29 September 2022  
Service Charge: £220pcm


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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