



Ardea Geoffrey Watling Way, Norwich - NR1 1GZ

Ardea Geoffrey Watling Way

Norwich

NO CHAIN! This stunning FIFTH FLOOR APARTMENT built in 2024, offers contemporary living within WALKING DISTANCE to the CITY CENTRE and all AMENITIES, making it perfect for professionals and those seeking convenience. Step into a SPACIOUS HALLWAY ENTRANCE including twin INTEGRATED STORAGE CUPBOARDS, ideal for coats, shoes, and household essentials, before flowing into the impressive 24' OPEN PLAN KITCHEN, SITTING AND DINING ROOM. This beautifully designed living area enjoys a generous DUAL ASPECT, flooding the space with natural light and creating a bright, welcoming atmosphere. The SLEEK MODERN KITCHEN features INTEGRATED APPLIANCES and ample workspace, seamlessly blending with the generous DINING and SITTING areas to provide the ultimate setting for entertaining or relaxing. Enjoy morning coffee or evening sunsets on your own PRIVATE BALCONY, accessible directly from the main living area. The apartment offers TWO DOUBLE BEDROOMS, both spacious and inviting, while the three piece FAMILY BATHROOM is finished to a high standard, including a shower over the bath.



Additional benefits include a SECURE VIDEO TELECOM ENTRY SYSTEM for peace of mind and an ALLOCATED COVERED PARKING SPACE.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- No Chain!
- Fifth Floor Apartment
- Secure Video Telecom Entry System
- Within Walking Distance To The City Centre & All Amenities
- 24' Open Plan Kitchen/ Sitting & Dining Room
- Two Double Bedrooms
- Three Piece Family Bathroom
- Allocated Covered Parking Available

Located just outside the Norwich City Centre this property offers an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.



SETTING THE SCENE

Set back from the road, the property is approached via a secure telecomm gated entrance, opening to an expansive communal entrance. This area provides access to the residents car park, with both stairs and a lift ascending to the fifth floor where the private entrance to the apartment can be found.

THE GRAND TOUR

Once inside, the light and bright entrance hall creates a spacious first impression, featuring wood effect flooring and twin integrated storage cupboards, perfect for coats and shoes. The hallway also houses the telephone intercom system and provides access to all accommodation. At the end of the hall, you are welcomed into the heart of the home, the 24' open plan kitchen, sitting and dining room. This impressive space enjoys a generous dual aspect to the front and side, ensuring the room is flooded with natural light, further complemented by recessed LED lighting overhead. The sitting area offers versatility for various soft furnishing layouts, with sliding glass doors opening directly onto a private balcony. Enclosed by a glass railing, the balcony offers panoramic city views and ample space for outdoor furniture to enjoy the warmer months. The fully fitted kitchen boasts extensive storage from a range of wall and base units, with wrap around worktops providing plenty of room for food preparation. Integrated appliances include an oven, inset electric hob with extractor above, a dishwasher, and a fridge/ freezer, with adjacent space perfect for a well sized formal dining table.

Both double bedrooms are front facing and accessed from the hallway. The spacious main bedroom features carpeted flooring and a floor to ceiling uPVC double glazed window, with plenty of room for a large double bed and additional storage furniture. The second double bedroom found adjacent, is currently utilised as a home office and study space.

Completing the accommodation is the contemporary three piece family bathroom, which offers a bath with a shower over and glass splashback, floor to ceiling tiling for ease of maintenance, and a wall mounted heated towel rail.

FIND US

Postcode : NR1 1GZ

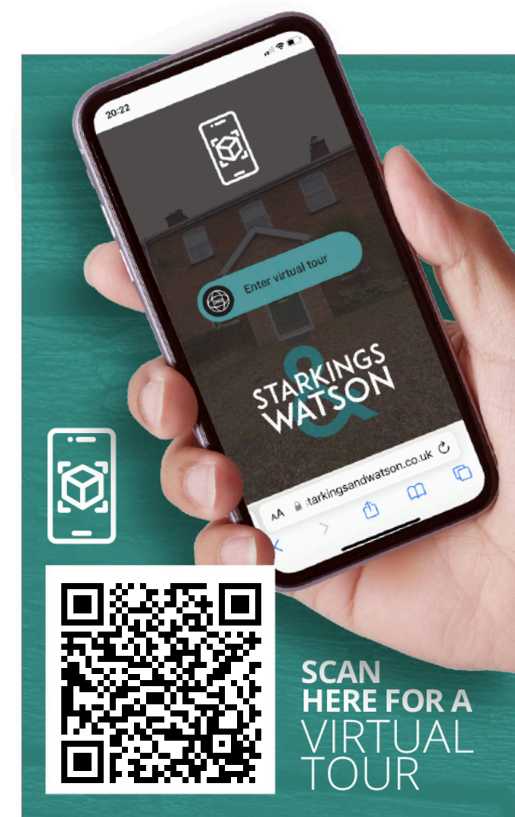
What3Words : ///zooms.vines.wins

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is offered on a leasehold basis with 146 years remaining. There is a payable service charge of £220 per calendar month.

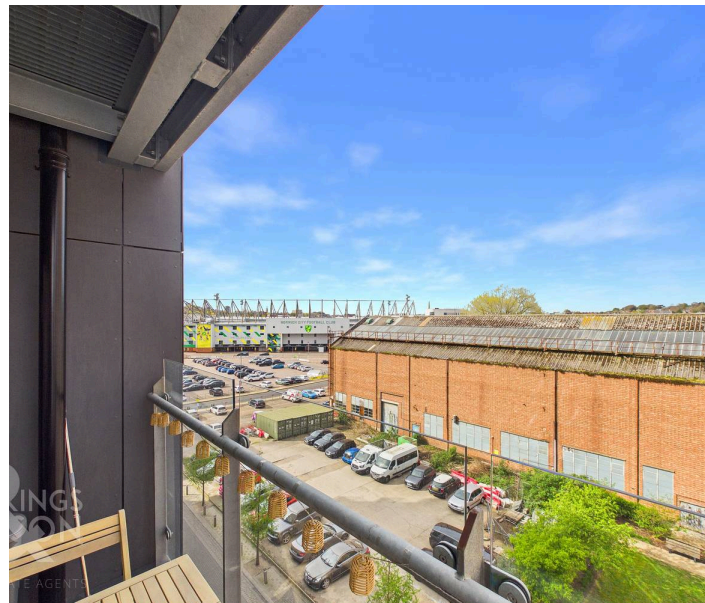


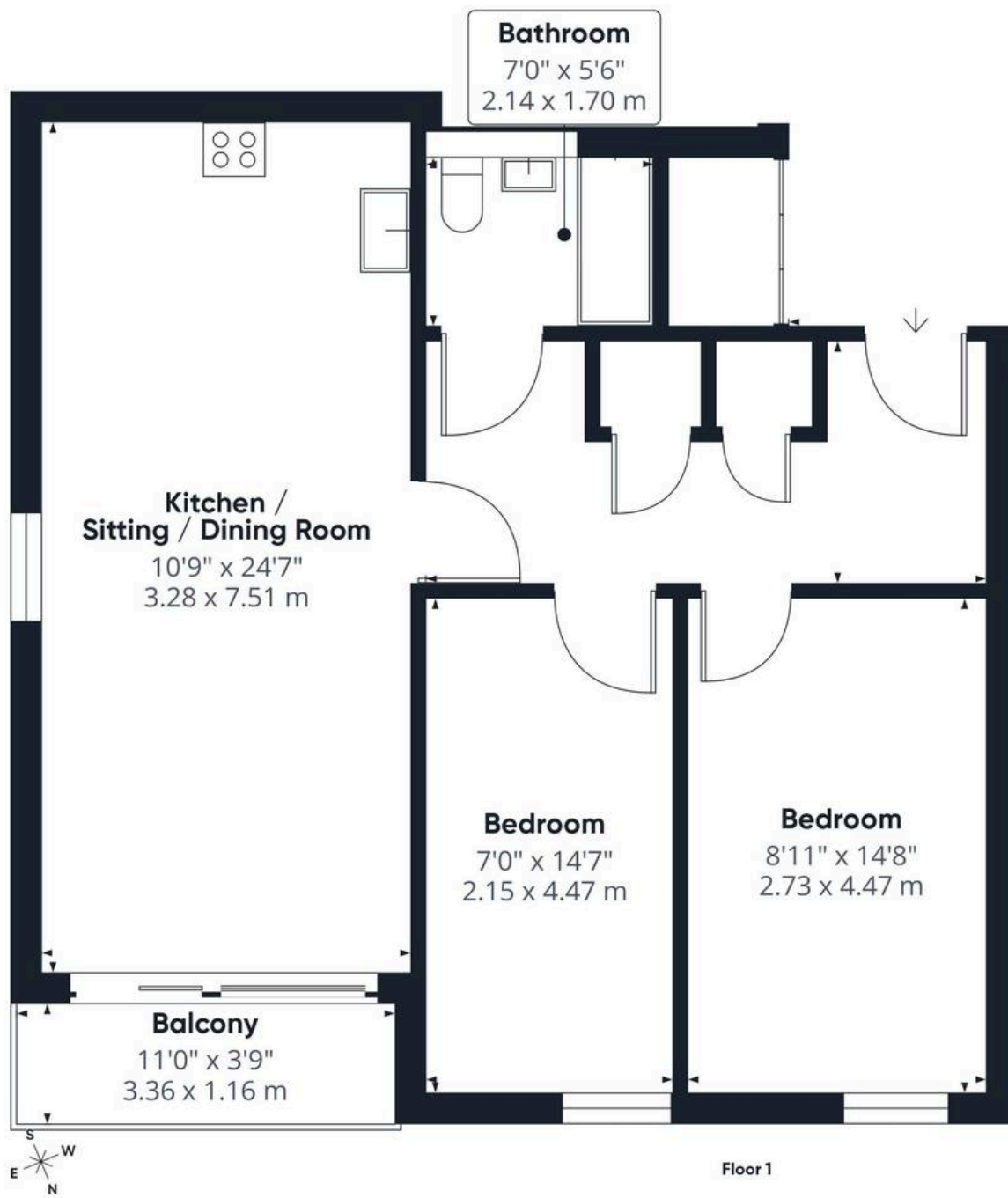




THE GREAT OUTDOORS

While the property itself does not feature private outdoor space, the development's location is truly exceptional, positioned within walking distance to the city centre and adjacent to the river yare. This proximity allows for tranquil riverside walks right on your doorstep





Approximate total area⁽¹⁾

797 ft²

74.1 m²

Balconies and terraces

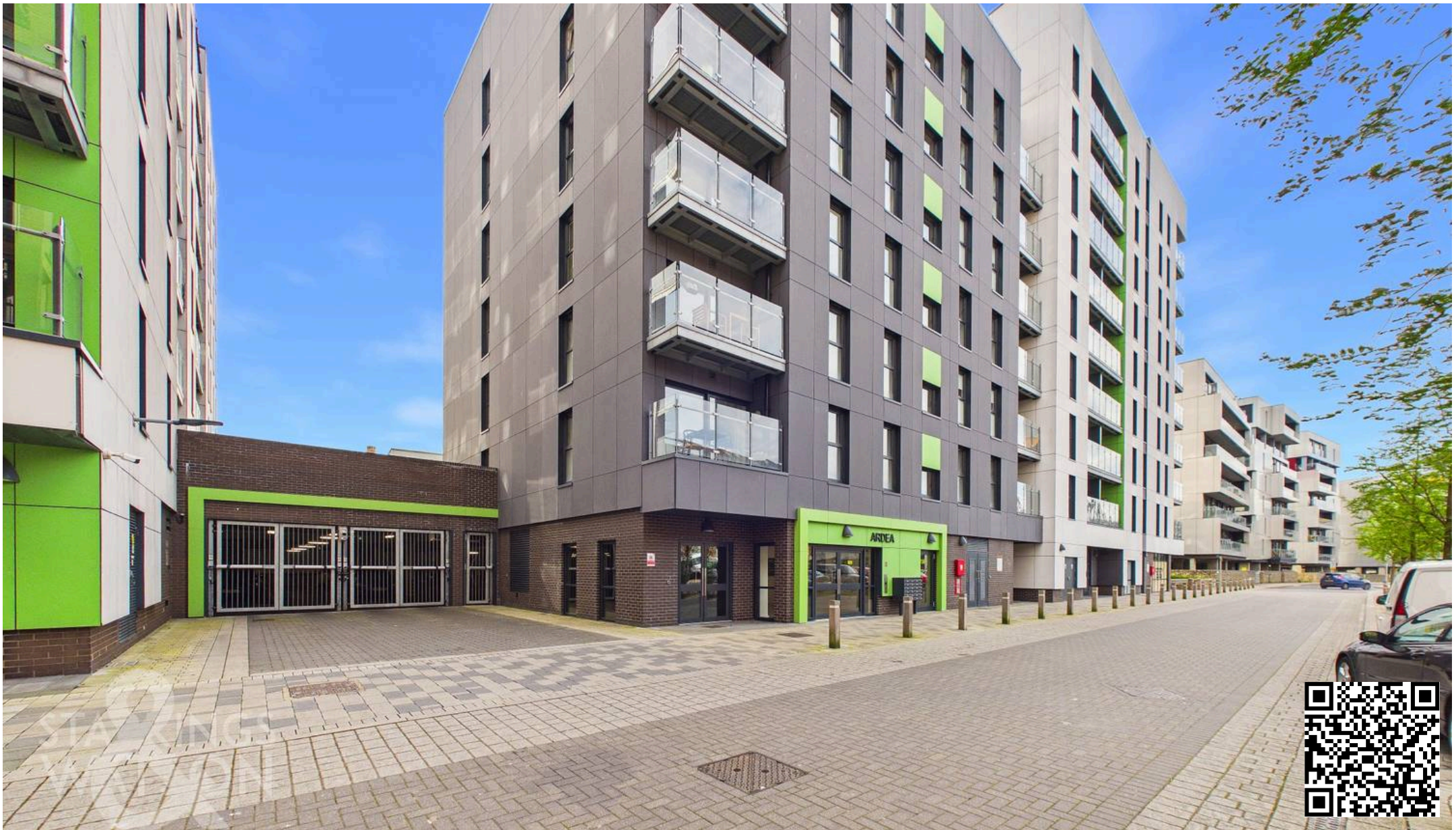
42 ft²

3.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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