



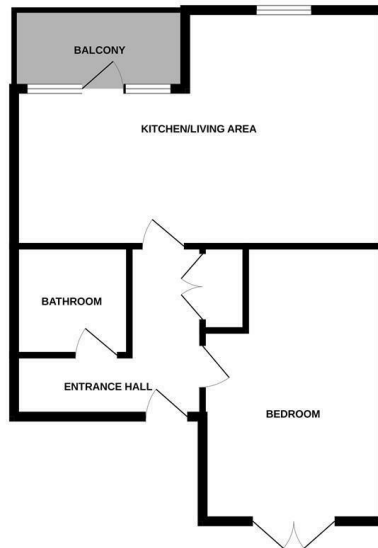
Hathor Geoffrey Watling Way | | Norwich | NR1 1HF

£190,000

Gilson Bailey are thrilled to present this exceptional, beautifully presented one-bedroom first-floor apartment, perfectly positioned beside the river and moments from Norwich City Football Club stadium, offering an enviable blend of modern living and scenic surroundings just a short stroll from Norwich city centre. Boasting a stylish open-plan kitchen and living space flooded with natural light, the property opens onto a private balcony ideal for relaxing or entertaining. The apartment further benefits from one large bedroom with double doors leading out to the communal gardens, a sleek contemporary bathroom, secure intercom entry, and immaculate presentation throughout, complemented by double glazing and efficient electric heating. Residents can also enjoy beautifully maintained communal gardens and direct access to picturesque riverside walks, making this a truly irresistible home and a superb opportunity for first-time buyers seeking both lifestyle and location.



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements, fixtures, fittings, views and any other items are approximate and not intended to be used as a guarantee or warranty. This plan is for illustrative purposes only and should be used as such. It is not a contract. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Plans with Markings 12/2020

Location

Hathor is located close by to Norwich train station, the popular Riverside development offering a selection of restaurants, bars, cinema, gym, swimming pool and 10-pin bowling alley. There is ease of access to the A47, Norwich ring road and the vibrant city centre itself.

Accommodation Comprises

Secure intercom entry with stairs and lift to first floor. Front door to:

Entrance Hall

Doors to kitchen/living area, bedroom, bathroom and large cupboard.

Kitchen/Living Area 22'2" x 14'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and dishwasher, door to balcony, two radiators, double glazed window.

Bedroom 16'6" x 10'10"

Patio doors, radiator.

Bathroom 6'11" x 6'6"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Leasehold – Term 990 years from and including 29 September 2022. Please note there is a yearly fee payable of £940.13 for service charge and ground rent. For further information, please contact the office.

Utilities

Fibre to the property.
Mains water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

Local Authority

Norwich City Council - Tax Band B

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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