







310 Hathor Geoffrey Watling Way I I Norwich I NR1

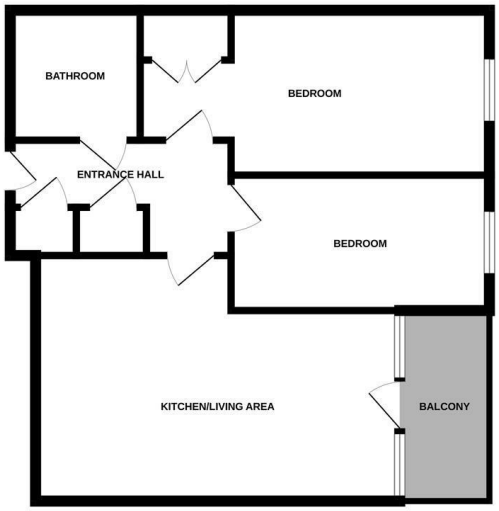
£63,000

30% SHARED OWNERSHIP Gilson Bailey are delighted to offer this stunning and beautifully presented, two bedroom third floor apartment, superbly positioned alongside the river and just moments from Norwich City Football Club's stadium, within easy walking distance of the City Centre. Offering a fantastic combination of stylish modern living, attractive surroundings and excellent convenience, this impressive apartment is presented in immaculate condition throughout and provides bright, well-proportioned accommodation. Accessed via secure intercom entry, the property boasts a superb open-plan kitchen/living area, flooded with natural light and creating a wonderful sociable space for cooking, dining, relaxing and entertaining, with doors opening directly onto a private balcony, perfect for enjoying the fresh air or unwinding after a busy day. There are also two good-sized bedrooms and a sleek contemporary bathroom, completing the accommodation. Outside, residents can enjoy beautifully maintained communal gardens and picturesque riverside walks, providing a lovely setting despite the convenient central location. The property is also eligible for a secure parking space at an additional cost of £85 per month, offering a valuable option for those requiring parking. Further benefits include double glazing and electric heating. Combining excellent presentation, modern open-plan living, a private balcony, riverside surroundings and a superb location close to Norwich City Centre, this attractive apartment would make a fantastic first-time purchase, so be quick to book a viewing.

Please note the 30% share reflects a full market price of £210,000 and there is rent payable of £432.54 per month.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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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 third floor.
Front door to:

Entrance Hall
Doors to kitchen/living area, two bedrooms and bathroom.

Kitchen/Living Area 19'5" x 13'1"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, radiator, door to balcony.

Bedroom One 18'8" x 8'9"
Double glazed window, radiator, built in wardrobe.

Bedroom Two 13'10" x 7'2"
Double glazed window, 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 C.

Tenure
Leasehold
Term: 990 years from and including 29 September 2022
Service Charge: £149.45 per month
Rent Share: £432.54 per month

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.

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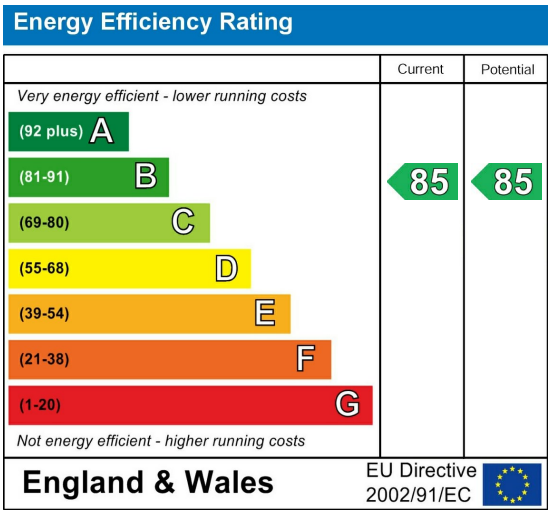












Local Authority

Norwich City Council, Tax Band C

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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.