



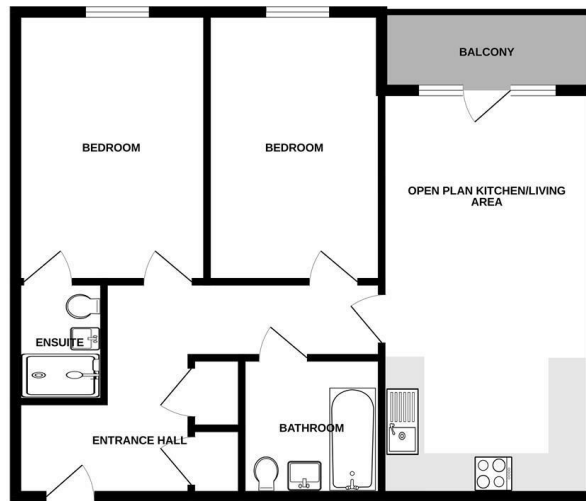
404 Solace Geoffrey Watling Way | | Norwich | NR1

Offers In Excess Of £180,000

****STUNNING MODERN APARTMENT WITH RIVER VIEWS**** Gilson Bailey are delighted to offer this beautifully presented and spacious, two bedroom fourth floor apartment, ideally positioned within the popular NR1 area of Norwich, within easy walking distance of the City Centre and train station. Presented in excellent condition throughout, this impressive apartment offers stylish and contemporary accommodation perfectly suited to those seeking the convenience of modern city living. Accessed via secure intercom entry, the property comprises a welcoming entrance hall leading into a superb open-plan lounge/kitchen/diner, creating a fantastic sociable space for relaxing, dining and entertaining, with patio doors opening directly onto a private balcony, providing a lovely additional space to enjoy. There are also two generously proportioned bedrooms and a modern family bathroom, with bedroom one enjoying the added luxury of its own en-suite shower room. Outside, residents benefit from beautifully maintained communal gardens and access to lovely riverside walks, offering an attractive setting despite the convenient central location. Further benefits include double glazing and communal electric heating. Combining two generous bedrooms, two bath/shower rooms, a private balcony and a superb location within easy reach of Norwich City Centre and the train station, this attractive apartment is likely to appeal to a wide range of buyers looking to enjoy comfortable and convenient city living, so be quick to book a viewing.



FOURTH FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, boundaries, 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 by any prospective purchaser. The services, fixtures and appliances shown here are not to be taken as a guarantee as to their operation or efficiency and are for general information only.

Location

Solace 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 fourth floor. Front door to:

Entrance Hall

Doors to lounge/kitchen/diner, two bedrooms and bathroom.

Lounge/Kitchen/Diner 22'1" x 10'10"

Fitted wall and base unit with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and dishwasher, sliding patio doors, double glazed window, radiator.

Bedroom One 15'3" x 10'9"

Double glazed window, radiator.

En-Suite 6'6" x 4'0"

Shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan.

Bedroom Two 15'3" x 9'8"

Double glazed window, radiator.

Bathroom 7'0" x 5'6"

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

Outside

Communal gardens and underground parking available to rent.

Local Authority

Norwich City Council, Tax Band C.

Tenure

Leasehold – Term 150 years from 29 September 2019.

Service Charge: TBC

Ground Rent: TBC

Utilities

Ultrafast full fibre broadband available.

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	87	87
(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 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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