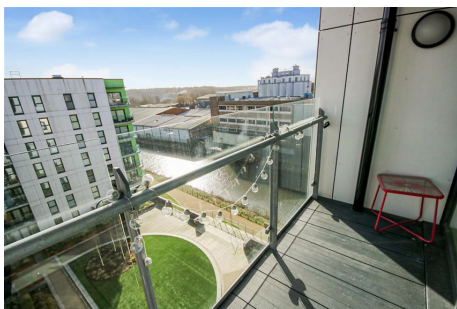




709 HATHOR Geoffrey Watling Way | | Norwich | NR1

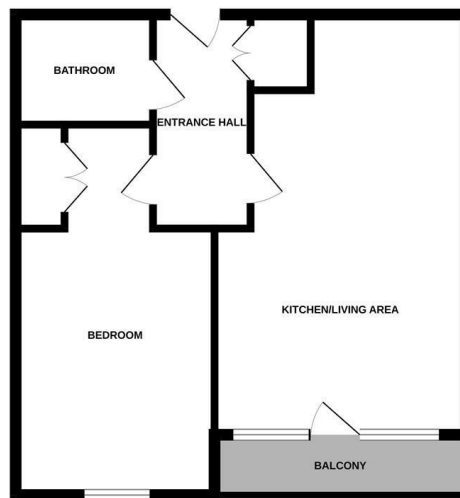
£97,500

****50% SHARED OWNERSHIP**** Gilson Bailey are thrilled to present this exceptional, beautifully appointed one-bedroom seventh-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 with delightful river views—ideal for relaxing or entertaining. The apartment further benefits from one bedroom, 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.

Please note the 50% share reflects a full market price of £195,000 and there is a monthly fee payable of £417 per month which includes rent, service charge and ground rent.



7TH FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, bedrooms, rooms and any other parts are approximate and no responsibility is taken for any errors, omission or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given to their operating efficiency can be given. Made with Metaphor C2000.

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 lift and stairs to seventh floor. Front door to:

Entrance Hall

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

Kitchen/Living Area 21'2" x 12'8"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and dishwasher, radiator, door to balcony.

Bedroom 18'8" x 9'1"

Double glazed window, radiator, built in wardrobe.

Bathroom 6'11" x 5'6"

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

Local Authority

Norwich City Council, Tax Band B.

Tenure

Leasehold – Term 990 years from and including 29 September 2022. Please note there is a monthly fee payable of £410.02 per month which includes rent, service charge and ground rent. For further information, please contact the office.

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	84	84
(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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