



Geoffrey Watling Way, Norwich NR1

Guide Price £180,000

DONNA VINCENT
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- Ref: DV1198
- CITY LIVING AT ITS BEST – a beautifully presented third-floor apartment in Norwich's sought-after riverside district
- TWO GENEROUS DOUBLE BEDROOMS – ideal for couples, sharers, first-time buyers or those needing a home office
- YOUR OWN PRIVATE BALCONY – valuable outdoor space for morning coffee, evening drinks or simply relaxing
- STYLISH OPEN-PLAN LIVING – a fantastic kitchen, dining and living space designed for modern lifestyles and entertaining
- MODERN KITCHEN WITH INTEGRATED APPLIANCES – plus additional units installed by the current owners for extra storage space
- LIFT ACCESS TO THE THIRD FLOOR – providing convenient and easy access to the apartment
- RIVERSIDE COMMUNAL GROUNDS – well-maintained outside areas overlooking the River Wensum
- UNDERGROUND PARKING AVAILABLE – available at an additional monthly cost,
- LEAVE THE CAR AT HOME! – Norwich Train Station, Carrow Road, Riverside and the city centre are all within easy reach, plus secure bicycle storage

Council Tax Band: C

Tenure: Leasehold

City living, riverside surroundings and your own private balcony – this beautifully presented two-bedroom apartment puts some of Norwich's best amenities right on your doorstep.

Occupying a third-floor position within the sought-after riverside development of Geoffrey Watling Way, this stylish apartment offers contemporary, low-maintenance living within easy reach of Norwich Train Station, the city centre and Carrow Road, making it an excellent choice for professionals, first-time buyers, commuters or couples looking to embrace city life.

Accessed via both lift and stairs, the apartment is beautifully presented throughout. At the heart of the home is a spacious open-plan kitchen, dining and living area, creating a sociable space for everyday living and entertaining. The modern kitchen features integrated appliances and has been enhanced by the current owners with additional kitchen units, providing valuable extra storage space.

The living area opens directly onto a private balcony, providing that all-important outdoor space, perfect for enjoying a morning coffee or relaxing at the end of the day.

There are two generous double bedrooms, offering excellent flexibility for couples, sharers or those looking for a dedicated home-working space, together with a modern bathroom and welcoming entrance hallway.

Residents also have access to well-maintained communal grounds overlooking the River Wensum, as well as a secure private bicycle store. Underground parking is also available at an additional monthly cost.



The location is a real highlight. Norwich Train Station is close by, while the city centre, Riverside Retail Park with its cinema, gym and popular eateries, and Norwich City Football Club at Carrow Road are all within easy walking distance. There is also convenient access to the A47 for those travelling further afield.

Combining two double bedrooms, a private balcony, riverside surroundings and an exceptionally convenient city location, this is a fantastic opportunity to enjoy modern Norwich living with virtually everything you need close at hand.

Accommodation Comprises:

Hallway Entered via the front entrance door into a spacious L-shaped hallway, providing a welcoming introduction to the apartment. There is a useful built-in storage cupboard with shelving, together with a further built-in cupboard housing the washing machine and combination boiler. Radiator and doors leading to both bedrooms, the bathroom and the open-plan kitchen/dining/living room.

Open Plan Kitchen/Lounge/Diner A stylish and spacious open-plan kitchen, dining and living area, creating a wonderfully sociable heart to the apartment with plenty of room for both relaxing and entertaining.

The contemporary kitchen is fitted with a range of matching wall and base units with work surfaces over, incorporating a one-and-a-half bowl sink unit. Integrated appliances include a fridge/freezer and dishwasher, together with an electric hob and oven below.

The current owners have added additional kitchen storage units, providing valuable extra cupboard and worktop space.



The room provides ample space for a dining table and chairs alongside a comfortable lounge area, with radiator and a uPVC glazed door opening directly onto the private balcony, bringing in plenty of natural light and providing a lovely extension of the living space.

Bedroom 1 A spacious double bedroom offering plenty of room for bedroom furniture, with radiator.

Bedroom 2 A further well-proportioned double bedroom, providing excellent flexibility as a guest bedroom, second bedroom or home office, with radiator.

Bathroom A modern bathroom fitted with a bath with shower over and glazed shower screen, wash hand basin and WC. Further features include a chrome heated towel radiator and inset ceiling lighting.

Communal Grounds & Parking Residents enjoy access to well-maintained communal grounds overlooking the River Wensum, providing an attractive riverside setting, together with a secure private bicycle store.

Underground parking may be available at an additional monthly cost, currently understood to be approximately £85 per month.

Leasehold Information

The property is being sold on a leasehold basis.

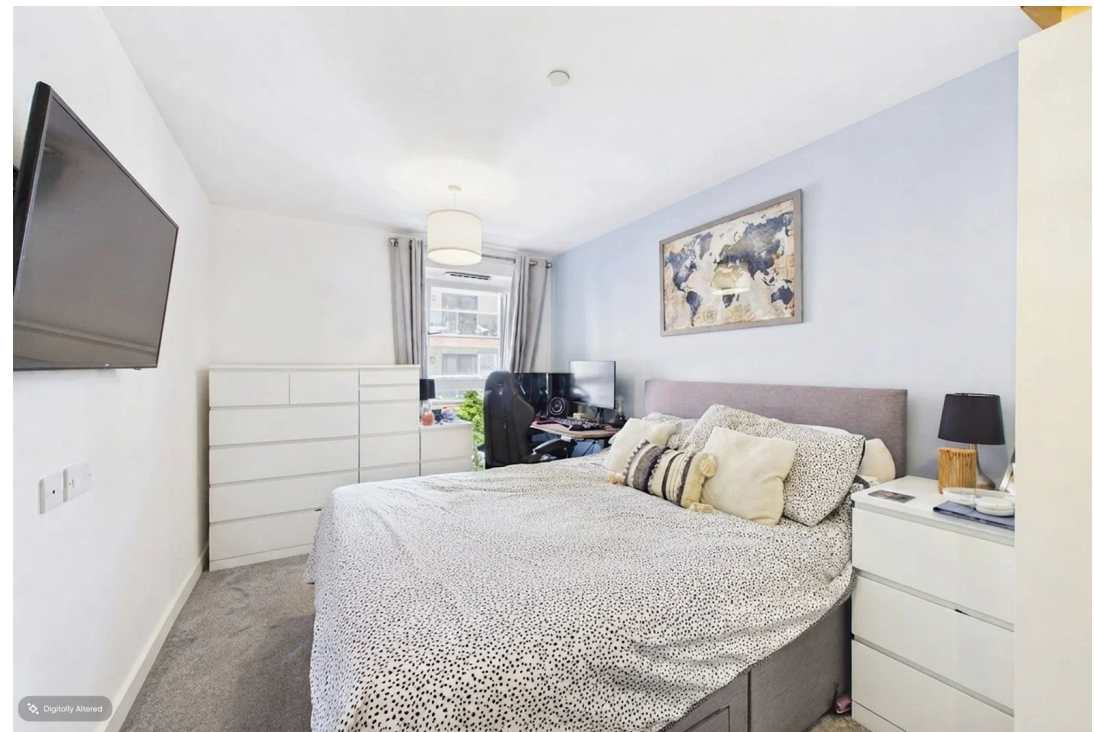
The lease term is 150 years starting from 29th September 2019.

Parking is £85 a month

Service Charges are £265.07 per month

Further leasehold and parking information is currently being obtained and will be updated as soon as it becomes available. Prospective purchasers should ask their legal representative to verify all leasehold charges and terms prior to exchange of contracts.

AGENTS NOTE - Please be advised that the property details may be subject to change and must not be relied upon as an accurate description of this home. Although these details are thought to be materially correct, the accuracy cannot be guaranteed, and they do not form part of any contract. All services and appliances must be considered 'untested' and a buyer should ensure their appointed solicitor collates any relevant information or service/warranty documentation. Please note, all dimensions are approximate/maximums and should not be relied upon for the purposes of floor coverings.





ANTI-MONEY LAUNDERING REGULATIONS - We are required by law to conduct Anti-Money Laundering (AML) checks on all parties involved in the sale or purchase of a property. We take the responsibility of this seriously in line with HMRC guidance, and in ensuring the accuracy and continuous monitoring of these checks. Our partner, Movebutler, will carry out the initial checks on our behalf. They will contact you once your offer has been accepted, to conclude, where possible, a biometric check with you electronically.

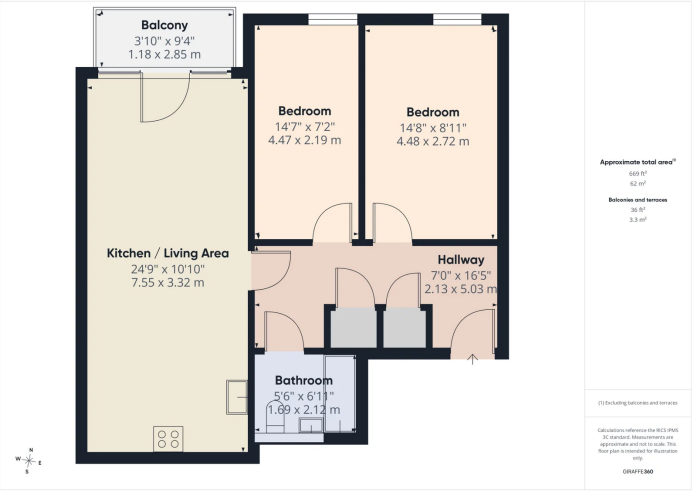
As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Movebutler and complete all Anti-Money Laundering (AML) checks before your offer can be formally accepted.

Important Information Regarding Referral Fees

In accordance with the Estate Agents (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are required to disclose that this company may offer certain services to sellers and purchasers from which we may receive a referral fee upon completion.

Specifically:

For conveyancing services, we typically receive a referral fee of £138.00 (inc. VAT). For mortgages and related financial products, our average share of commission from a broker is £250 (no VAT). However, this amount may be subject to proportional clawback by the lender if the mortgage or related product is cancelled early.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		