

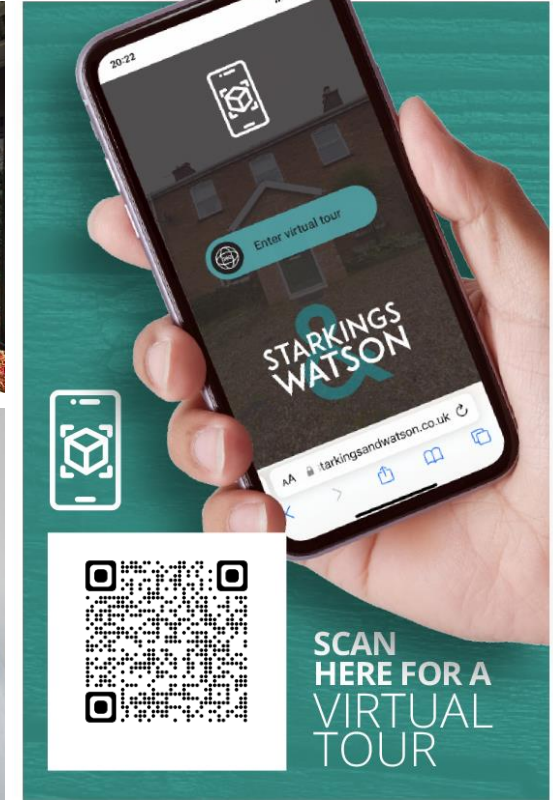
GEOFFREY WATLING WAY

Norwich NR1 1GS

Leasehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



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LETTINGS
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STARKINGS & WATSON

- No Chain!
- Ground Floor Apartment
- Potential for Secure Parking
- Immaculate & Contemporary Interior
- Bespoke Mirror Image Storage & Wardrobes
- Two Double Bedrooms
- Open Plan Sitting, Dining & Kitchen Space
- Enclosed 30' Garden & Courtyard

IN SUMMARY

NO CHAIN. This GROUND FLOOR apartment boasts a RIVERSIDE SETTING and its own 30' GARDEN SPACE. Tucked away behind the Norwich City Football Club, the property is perfectly situated to walk into the City, or for an additional monthly cost, secure a PRIVATE PARKING SPOT. The apartment is DRESSED to IMPRESS, and is IMMACULATELY PRESENTED. With a RANGE of UPGRADES including BESPOKE Mirror Image WARDROBES and storage, the contemporary feel is perfected with the décor and flooring choices. The accommodation comprises a HALL ENTRANCE with a bespoke cupboard and two further built-in cupboards. Doors lead to TWO DOUBLE BEDROOMS, the main including further BESPOKE WARDROBES and a LUXURY EN SUITE shower room. The FAMILY BATHROOM is opposite, with ATTRACTIVE TILING and a towel rail. The main LIVING SPACE is OPEN PLAN, with a SUITE of INTEGRATED APPLIANCES, space for a table and seating - all with doors onto the COURTYARD STYLE enclosed GARDEN.

AGENTS NOTE

The property was built in 2019, and is offered with the remainder of a 150 year lease. Parking is available within the block for a separate charge of £85 PCM. We understand quarterly service charges and ground rent are charged in the region of £375.



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Floor 1



GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area (1)
923.84 ft²
85.83 m²