



Minors & Brady

506 Geoffrey Watling Way, Norwich  
£290,000



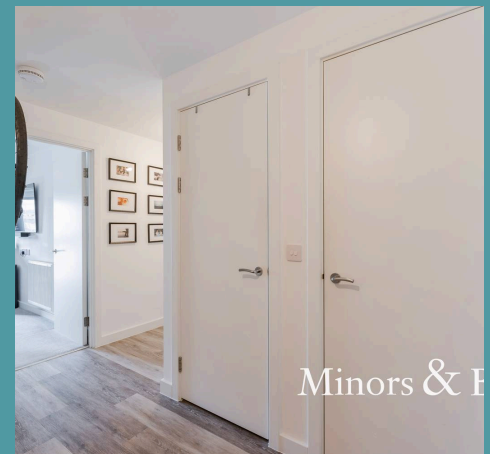
# 506 Geoffrey Watling Way

## Norwich

Experience city living at its finest, within his two-bedroom flat offers an exceptional opportunity for first-time buyers, investors, or young professionals looking for a stylish urban lifestyle. Showcasing an open-plan kitchen/dining/living area with a balcony overlooking the river, two double bedrooms, a private en-suite and a contemporary bathroom suite. Positioned within a short walk to the city centre, offering a wide range of amenities, including shops, restaurants, education, transport links and healthcare facilities. Don't miss the chance to acquire this flat and make it your own.

### Location

Norwich NR1 is a postcode area located in the heart of Norwich, a historic city in Norfolk. This area is home to a mix of residential, commercial, and cultural spaces. It includes parts of the city centre, offering easy access to a variety of amenities such as shopping districts, restaurants, and local markets. NR1 also encompasses well-known landmarks like Norwich Castle and the Norwich Cathedral, both of which are key parts of the city's rich history. The location benefits from excellent transport links, with Norwich train station nearby, providing direct routes to London and other major cities. It's a vibrant, diverse area, blending modern living with historical charm.







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Upon entering via a secure entry system, you are welcomed into a spacious entrance hall fitted with Karndean flooring throughout and two built-in storage cupboards, providing access to all rooms. The bright and spacious kitchen/dining/living area is filled with an abundance of natural light, from the balcony that overlooks the communal grounds. The modern kitchen is equipped with high-quality appliances, matching wall and base units with worktops, an integrated fridge-freezer, built-in oven with an induction hob and extractor fan, sink with mixer tap and an integrated dishwasher, to enhance your cooking experience.

The stylish bathroom suite continues with Karndean flooring, comprising of a low-level WC, hand wash basin, partly tiled walls, panelled bath with shower over and a heated towel rail. The generously sized double bedrooms, one currently used as a home gym/office space, feature carpet flooring, radiators, and double glazed windows. The master bedroom flaunts a private ensuite, including a low-level WC, hand wash basin, shower cubicle, heated towel rail and an extractor fan, adding a luxury yet convenient touch to your everyday routine.







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### Agents note

We understand the property will be sold leasehold, with 146 years left on the lease.

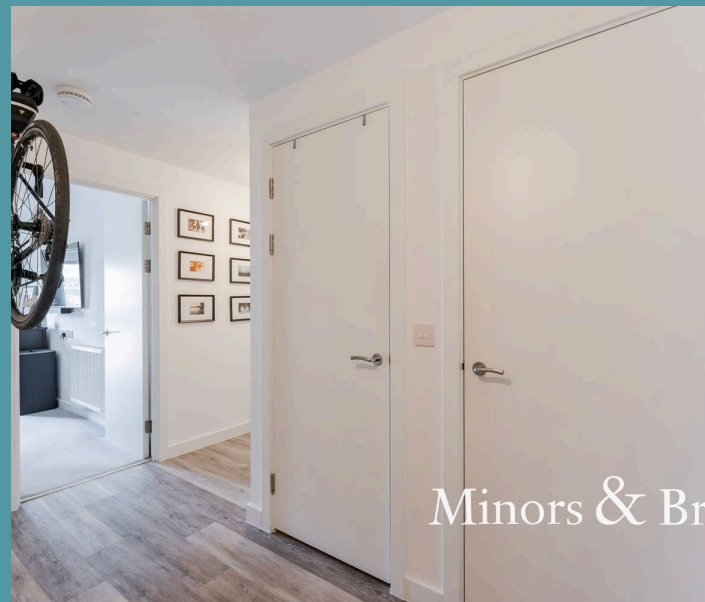
Connected to mains water, electricity, gas and drainage.

Maintenance charge - £145 per month.

Parking is available by separate lease.

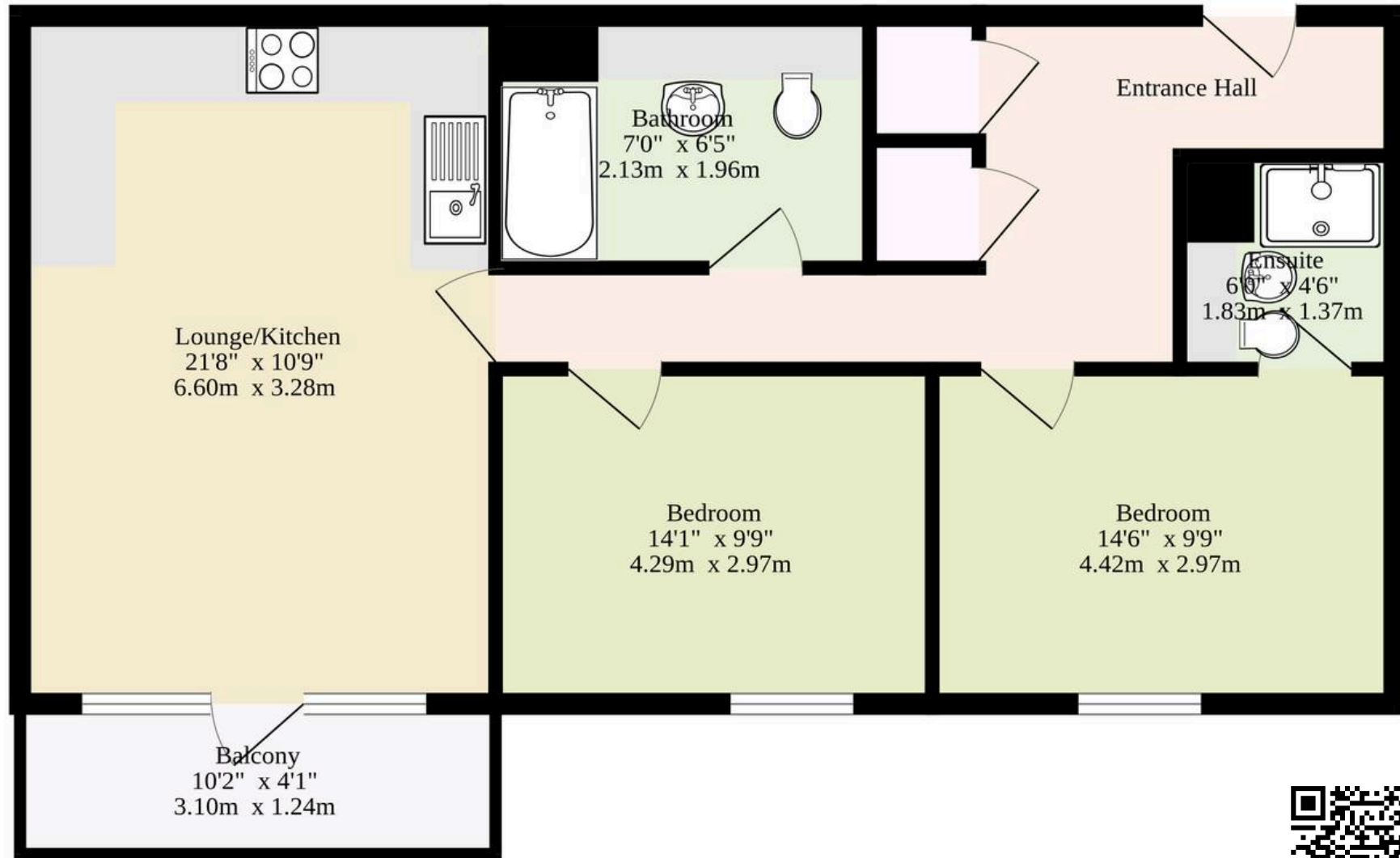
Council tax band: C

- Flat located within the vibrant city of Norwich
- Perfect for first time buyers, investors or young professionals
- Open-plan kitchen/dining/living area equipped with high-quality fixtures and fittings
- Balcony for seating arrangements, overlooking the river and surroundings
- Two double bedrooms, a private en-suite and a bathroom
- Built-in storage space for personal belongings
- Within a short distance to the city centre, offering a wide range of amenities, including shops, restaurants, transport links, education and healthcare facilities,





785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (72.9 sq.m.) approx.

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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