



304 Solace Geoffrey Watling Way, Norwich

Norwich



Minors & Brady

304 Solace Geoffrey Watling Way

Norwich, Norwich

Positioned within Norwich's popular Riverside Quarter, this immaculately presented home enjoys an enviable location just a short walk from the train station. Inside, a bright open-plan living and dining area opens onto a private balcony with river views, complemented by a modern fitted kitchen with integrated appliances. There are two double bedrooms, including a principal with a contemporary en-suite shower room, alongside a stylish family bathroom and useful storage throughout. Residents also benefit from attractive communal gardens, with the option to rent a secure on-site parking space via licence, subject to availability. The setting further enhances the appeal, with supermarkets, retail outlets, gyms, restaurants, cafés and a cinema all within easy reach.

Location

Geoffrey Watling Way in Norwich places you right in the heart of the city's sought-after Riverside Quarter, with the train station just a short walk away for excellent commuting links to London and beyond. The area is home to an array of amenities, including a large supermarket, retail outlets, gyms, restaurants, cafés and a cinema, while Norwich city centre offers historic landmarks, boutique shopping and vibrant nightlife close by. The nearby River Wensum provides scenic walking routes, and Carrow Road, home to Norwich City Football Club, adds to the lively atmosphere, making this a highly convenient and appealing location for both work and leisure. Residents also benefit from excellent road connections via the A47 and A11, while Norwich International Airport is just a short drive, offering further convenience for travel.



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Solace Geoffrey, Watling Way, Norwich

Upon entry, you are welcomed into a generous hallway with stylish laminate flooring underfoot. Thoughtfully designed storage cupboards sit to either side, one incorporating plumbing for a washing machine, ensuring practical space is neatly tucked away.

From here, you move into an impressive open-plan living area. This light-filled space offers room for both comfortable seating and dining, with French sliding doors opening to a private balcony. Here, you can enjoy far-reaching views over the river while appreciating the sense of indoor-outdoor living.

The modern kitchen is incorporated into the space, fitted with a range of base and wall units, quartz-style countertops, and a full suite of integrated appliances, including fridge freezer, dishwasher, induction hob with electric oven, and stainless steel extractor. A side-aspect window, finished with fitted shutters, adds further natural light while wood-effect flooring runs throughout, tying the whole area together with a contemporary feel.

This apartment offers two excellent double bedrooms, each filled with natural light and finished with hard flooring to echo the modern theme. The principal bedroom benefits from its own en-suite shower room, fitted with a sleek glass-enclosed shower, WC, hand wash basin, heated towel rail, and partially tiled walls with inset ceiling lighting.

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The family bathroom is equally stylish, presented with a bath and overhead shower, hand wash basin, WC, heated towel rail, and spotlights to complete the look. Additionally, the property benefits from double glazing throughout.

Externally, residents have access to well-kept communal gardens that provide attractive green surroundings and a welcome sense of space within this sought-after riverside setting. In addition, there is potential to rent a secure on-site parking space via licence, subject to availability, adding further convenience to this already appealing home.

Agents notes

We understand that the property will be sold leasehold, connected to main services water, electricity and drainage.

Heating system- District heating system with radiators

Council Tax Band- C

Approximately 144 years remaining on the lease

Annual maintenance fee of £2,048.65



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912 sq.ft. (84.7 sq.m.) approx.



Sqft Includes Balcony

TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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Dreaming of this home? Let's make it a reality



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

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