



401 Solace Geoffrey Watling Way, Norwich

Norwich



Minors & Brady

401 Solace Geoffrey Watling Way

Norwich, Norwich

Beautifully presented throughout, this modern fourth-floor apartment with lift access offers stylish city living in Norwich's sought-after Riverside district. The spacious open-plan layout provides ample room for relaxing and dining, enhanced by a sleek kitchen with integrated appliances, floating shelving, and access to a private balcony that draws in natural light. Two generous double bedrooms continue the contemporary feel, complemented by a well-appointed family bathroom finished in elegant grey tiling. The property also benefits from secure underground parking, a private bike shed, and use of the well-maintained communal grounds overlooking the River Wensum, all within easy reach of Norwich Train Station, the city's vibrant shopping scene, and a wide choice of cafés and restaurants.

Location

Geoffrey Watling Way sits within Norwich's sought-after Riverside district, an area known for its vibrant mix of modern living and convenience. Residents enjoy being moments from Norwich Train Station, ideal for commuters, as well as the city centre's wide array of shops, restaurants, and cultural attractions. The Riverside Retail Park offers a cinema, gym, and popular eateries just a short walk away, while the scenic River Wensum and nearby Whitlingham Country Park provide green spaces for walking and relaxation. This location offers an ideal setting for those seeking both city energy and easy access to leisure and nature. The area also benefits from excellent public transport links and easy access to the A47 for travel across Norfolk. Norwich University of the Arts and several major employers are within easy reach, making it a prime spot for professionals and students alike. Whether enjoying a riverside walk, a coffee along King Street, or an evening out in the city, everything you need is right on your doorstep.



M&B



M&B

401 Solace Geoffrey Watling Way

Norwich, Norwich

Watling Way, Norwich

Accessed through lift access to the fourth floor, this beautifully presented apartment offers a stylish modern living environment in Norwich's sought-after Riverside district. Stepping inside, the entrance hall creates a welcoming first impression, finished with contemporary wood-effect LVT flooring and soft neutral décor. The hallway provides access to all rooms and includes thoughtfully designed storage, featuring a built-in cupboard for coats and shoes, as well as an airing cupboard housing the electric boiler with space and plumbing for a washing machine, while a radiator ensures year-round comfort.

The open-plan living area forms the heart of the home, featuring a contemporary kitchen fitted with high-gloss cabinetry, wooden-effect work surfaces, and integrated appliances including an oven, hob, extractor, fridge freezer, and dishwasher. Floating shelves enhance storage and add a touch of character while maintaining the room's clean, modern aesthetic. The kitchen opens onto a spacious living and dining area, complemented by recessed spot lighting and wood-effect flooring that continues throughout. A door leads out to the balcony, allowing natural light to fill the room and offering an outdoor space.

Both bedrooms are generous doubles, finished in soft neutral tones and fitted with plush carpeting for comfort. The main bedroom enjoys a bright outlook through a large window, while the second bedroom provides flexibility for use as a guest room, home office, or personal gym, depending on lifestyle needs. Each room benefits from modern radiators and generous natural light, maintaining the apartment's bright and airy feel.

M&B



401 Solace Geoffrey Watling Way

Norwich, Norwich

The family bathroom is finished in a sleek contemporary style, featuring a fitted white suite comprising a panelled bath with glass screen and overhead shower, wall-mounted wash basin, and concealed-cistern WC. Large grey tiles line the walls, complemented by a matching tiled splashback and modern chrome fittings. A heated towel rail and recessed lighting complete the space, creating a bright and polished setting with a practical, low-maintenance finish.

Residents enjoy access to well-maintained communal grounds overlooking the River Wensum, along with a secure private bike shed and an underground parking space for one vehicle.

Agents notes

We understand that the property will be sold leasehold, connected to all main services.

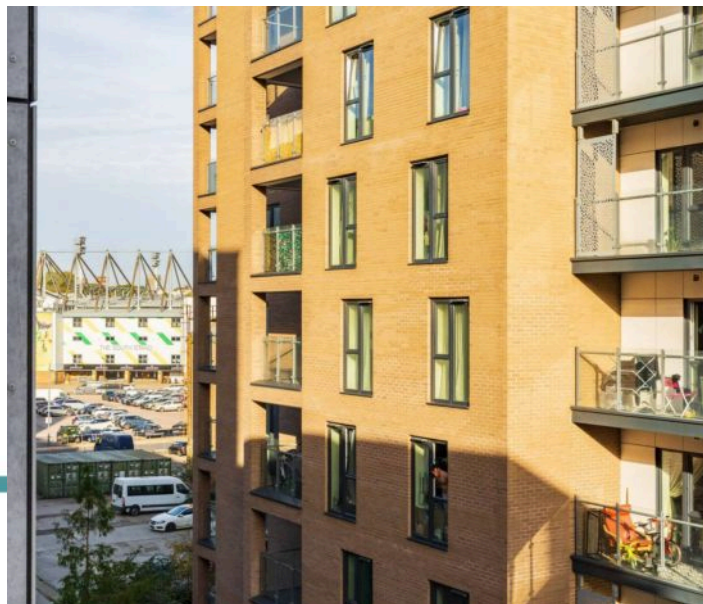
Heating system- Gas Central Heating

Council Tax Band- C

Approximately 145 years remaining on the lease

Maintenance fee: £223 per month

Parking fee: £85 per month



M&B

Fourth Floor
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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.
Made with Metropix ©2025

Dreaming of this home? Let's make it a reality



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372
E: enquiries@norfolk-mortgages.co.uk