



606 Richard Hawthorn House Geoffrey Watling Way, Norwich

Norwich



Minors & Brady

Stylish, contemporary and beautifully positioned, this impressive two-bedroom apartment offers modern living at its finest. Set within a sought-after and convenient location, the property provides easy access to local amenities and riverside surroundings. Inside, a bright and spacious open-plan kitchen, living and dining area creates a welcoming and sociable heart to the home. Two generously sized double bedrooms, including a principal bedroom with en-suite, ensure comfortable and flexible accommodation. Finished to a high standard throughout, the apartment benefits from a sleek modern bathroom and quality fixtures. With a private balcony and well-maintained communal areas, this is a superb opportunity for buyers seeking style, space and convenience.

- Spacious two-bedroom apartment with well-balanced and thoughtfully designed accommodation
- Bright and open-plan kitchen, living and dining space ideal for modern lifestyles
- Contemporary fitted kitchen with integrated appliances and high-quality finishes
- Two generously sized double bedrooms offering flexibility for sleeping or working space
- Principal bedroom benefitting from a stylish en-suite shower room
- Modern main bathroom fitted to a high standard with quality sanitaryware
- Private balcony providing an attractive outdoor seating area with river outlook
- Full-length windows with privacy glass allowing natural light while maintaining discretion
- Well-maintained communal grounds with access to riverside surroundings
- Allocated parking available via separate agreement, offering added convenience (not included within the title)





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The Location

Offering a prime location in Norwich's Riverside area, this property is perfectly positioned for a wide range of lifestyles. Just a short stroll from both Norwich Train Station and the Riverside Retail Park, commuters enjoy quick and easy access to London and surrounding destinations, while having a variety of shops, a cinema, and dining options right on their doorstep.

The nearby Riverside Retail Park features popular retailers such as Nike, Next, B&M, Morrisons, as well as well-known food and drink outlets including Costa and McDonald's. Football fans will appreciate the close proximity to the Norwich City Football Club stadium, just a short distance away. Excellent road links, including easy access to the A47, make getting around the city and beyond hassle-free.

The vibrant city centre is less than a mile away, featuring iconic landmarks like Norwich Castle and the lively Norwich Market—ideal for culture seekers and food lovers alike. With stunning riverfront views and beautifully maintained communal garden spaces, this location strikes the perfect balance between peaceful riverside living and the energy of the city.



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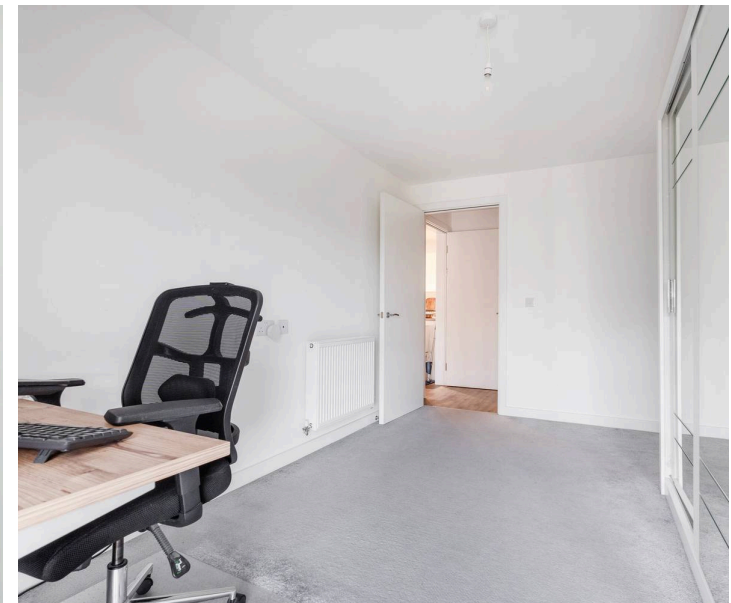
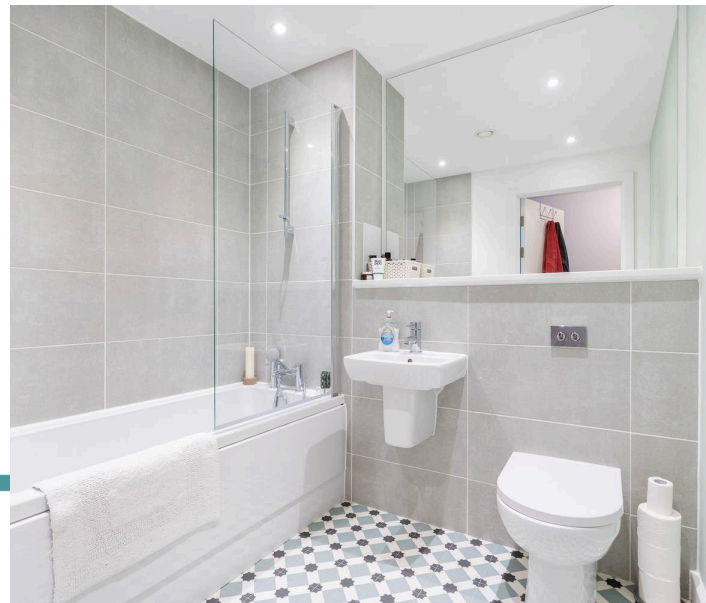
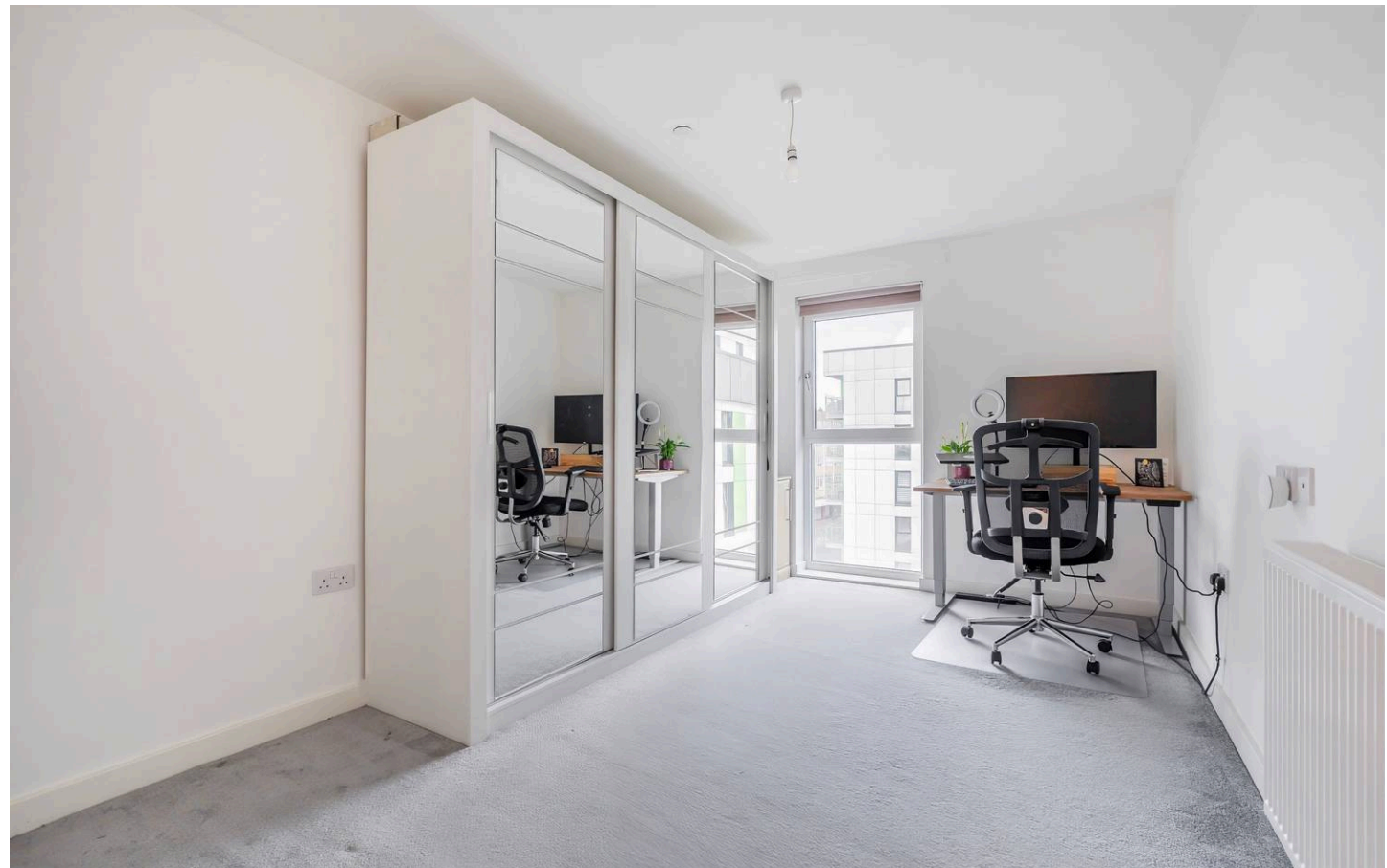
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This beautifully presented two-bedroom apartment offers modern, high-quality living in a sought-after location, combining stylish interiors with generous proportions throughout. Finished to an excellent standard, the property is perfectly suited to those seeking a home ready to move straight into, with a bright and well-designed layout ideal for both relaxing and entertaining.

Upon entering, you are welcomed by an impressive entrance hall, complete with wood-effect flooring and useful storage, including a dedicated utility cupboard providing space for laundry appliances. The hallway leads seamlessly into the heart of the home, a spacious open-plan kitchen, living and dining area.

This fantastic space is flooded with natural light from full-length windows featuring privacy glass, while the contemporary fitted kitchen offers high-quality wall and base units, integrated appliances, and ample worktop space. The living area provides plenty of room for both seating and dining, with doors opening out to a private balcony, where pleasant views across the river and surrounding areas can be enjoyed.



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Both bedrooms are generously sized doubles, each offering comfortable accommodation and flexibility of use. The main bedroom benefits from its own stylish en-suite shower room, fitted with modern sanitaryware and a heated towel rail. The second bedroom continues the sense of space and could equally serve as a guest room, home office or dressing room, depending on individual needs.

The main bathroom is finished to a high standard, featuring contemporary fittings, tiled walls, a panelled bath with shower over, and modern flooring, further enhancing the overall quality feel of the apartment.

Externally, residents benefit from well-maintained communal grounds and easy access to the riverside, offering pleasant outdoor surroundings and walking routes. An allocated parking space is available via separate agreement at £80 per calendar month, and is not included within the property title.

Positioned close to local amenities and within easy reach of Norwich city centre, this apartment combines convenience, style and spacious living, making it an outstanding choice for a range of buyers.

Agents Note

This property will be sold leasehold and connected to mains water, electricity and drainage.

143 years remaining on the property lease.

Maintenance charge: £1,890

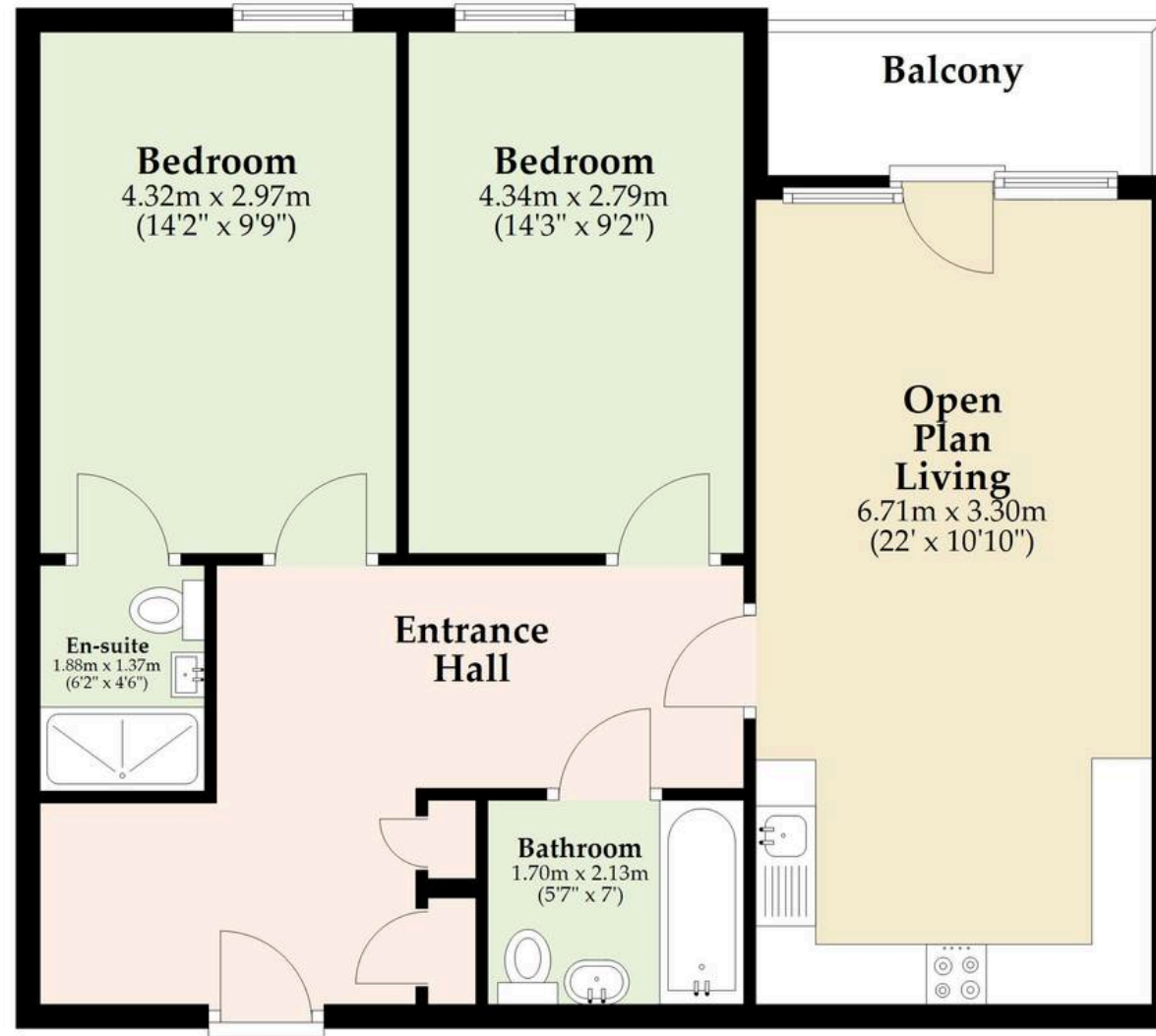
An allocated parking space is available via **separate agreement at an additional cost** and is not included within the property title. Buyers are advised to confirm the terms and availability independently.



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Apartment

Approx. 70.2 sq. metres (756.1 sq. feet)
(excluding Balcony)



Total area: approx. 70.2 sq. metres (756.1 sq. feet)

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.

Plan produced using PlanUp.

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Meet *Nagilla*
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Meet *Tristan*
Senior Property Lister

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