



702 Hathor Geoffrey Watling Way, Norwich

Minors & Brady

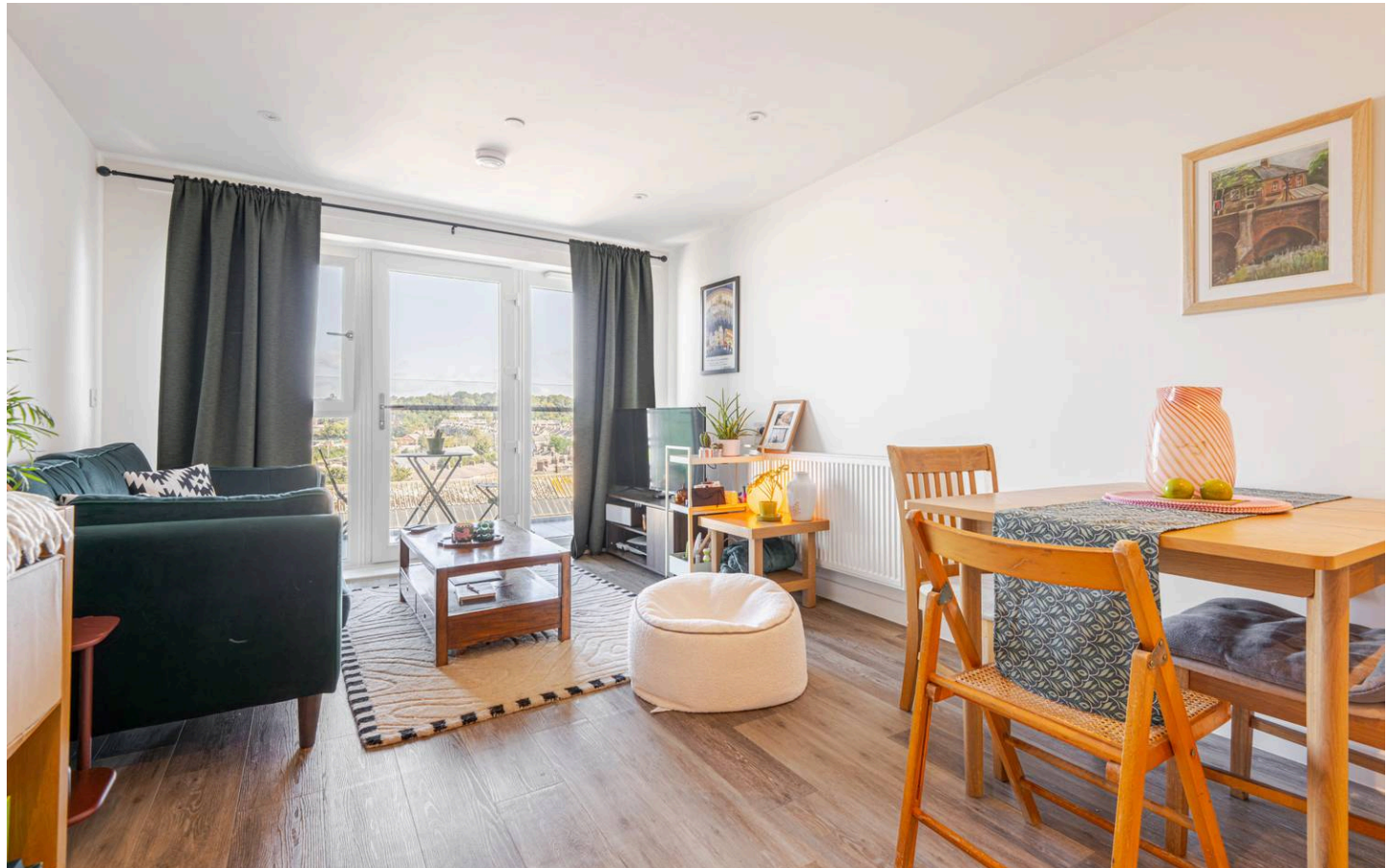


702 Hathor Geoffrey Watling Way

Norwich

Stylish and spacious, this modern two-bedroom apartment combines contemporary living with excellent storage and a private balcony. Offering approximately 665 sq. ft. (stms) of well-designed accommodation, the property is ideal for first-time buyers, investors or those seeking a low-maintenance home. A generous open-plan living and dining area flows seamlessly into a sleek high-gloss kitchen, creating a sociable and practical living space. Two well-proportioned bedrooms are complemented by a family bathroom and multiple storage cupboards accessed from the hall. Finished in a modern style throughout, the apartment further benefits from a private balcony, perfect for enjoying outdoor seating space.

- Modern two-bedroom apartment extending to approximately 665 sq. ft. (stms)
- Situated within a sought-after riverside development close to the city centre
- Spacious open-plan kitchen, living and dining area ideal for modern lifestyles
- Contemporary high-gloss fitted kitchen with excellent cupboard and worktop space
- Private balcony providing attractive outdoor seating and entertaining space
- Two well-proportioned bedrooms offering flexible living arrangements
- Modern family bathroom fitted with bath, wash basin and WC suite
- Excellent storage throughout including two useful hallway storage cupboards
- Walking distance to Norwich Train Station and Riverside leisure facilities
- Leasehold property with approximately 146 years remaining on the lease





702 Hathor Geoffrey Watling Way

The Location

Within a sought-after riverside development just off Geoffrey Watling Way, this location offers an exceptional blend of city convenience and access to some of Norwich's most attractive outdoor spaces. Perfectly positioned on the edge of the city centre, residents can enjoy a short walk to Norwich's extensive range of shopping, dining and entertainment facilities, whilst benefiting from excellent transport links and scenic riverside surroundings.

The popular Riverside complex is within easy reach, offering a cinema, bowling alley, gym, cafés, restaurants and a variety of leisure facilities, making it a popular destination throughout the year. Norwich Train Station is also just a short walk away and remains a major attraction for commuters, providing direct services to London Liverpool Street, Cambridge and other regional destinations.

For those who enjoy spending time outdoors, the property is ideally placed for picturesque riverside walks, with nearby Whitlingham Country Park offering miles of walking and cycling routes, open green space, water sports activities and beautiful lake views.

Everyday amenities are well catered for, with Morrisons supermarket within walking distance, alongside a wealth of independent shops, cafés and services found throughout the city. Norwich Cathedral, Norwich Castle and the historic city centre are all close by, providing an abundance of cultural and heritage attractions.

For motorists, the location is particularly convenient, with the A47 accessible within minutes, providing straightforward connections to the A11, Norfolk & Norwich University Hospital, the University of East Anglia, Broadland Business Park and destinations further afield.



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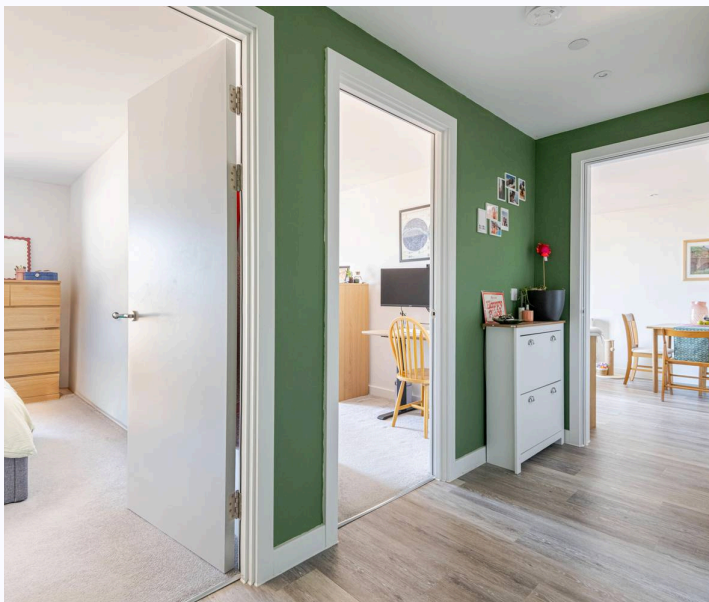
Occupying a well-planned layout extending to approximately 665 sq. ft. (stms), this modern two-bedroom apartment offers bright and practical accommodation throughout, making it an ideal first-time purchase, investment, or low-maintenance home. Situated on the seventh floor, the property enjoys an elevated position within this popular riverside development and is offered with no onward chain.

The property is accessed via a central entrance hall which provides access to all rooms and benefits from two useful storage cupboards, a feature rarely found in many apartments.

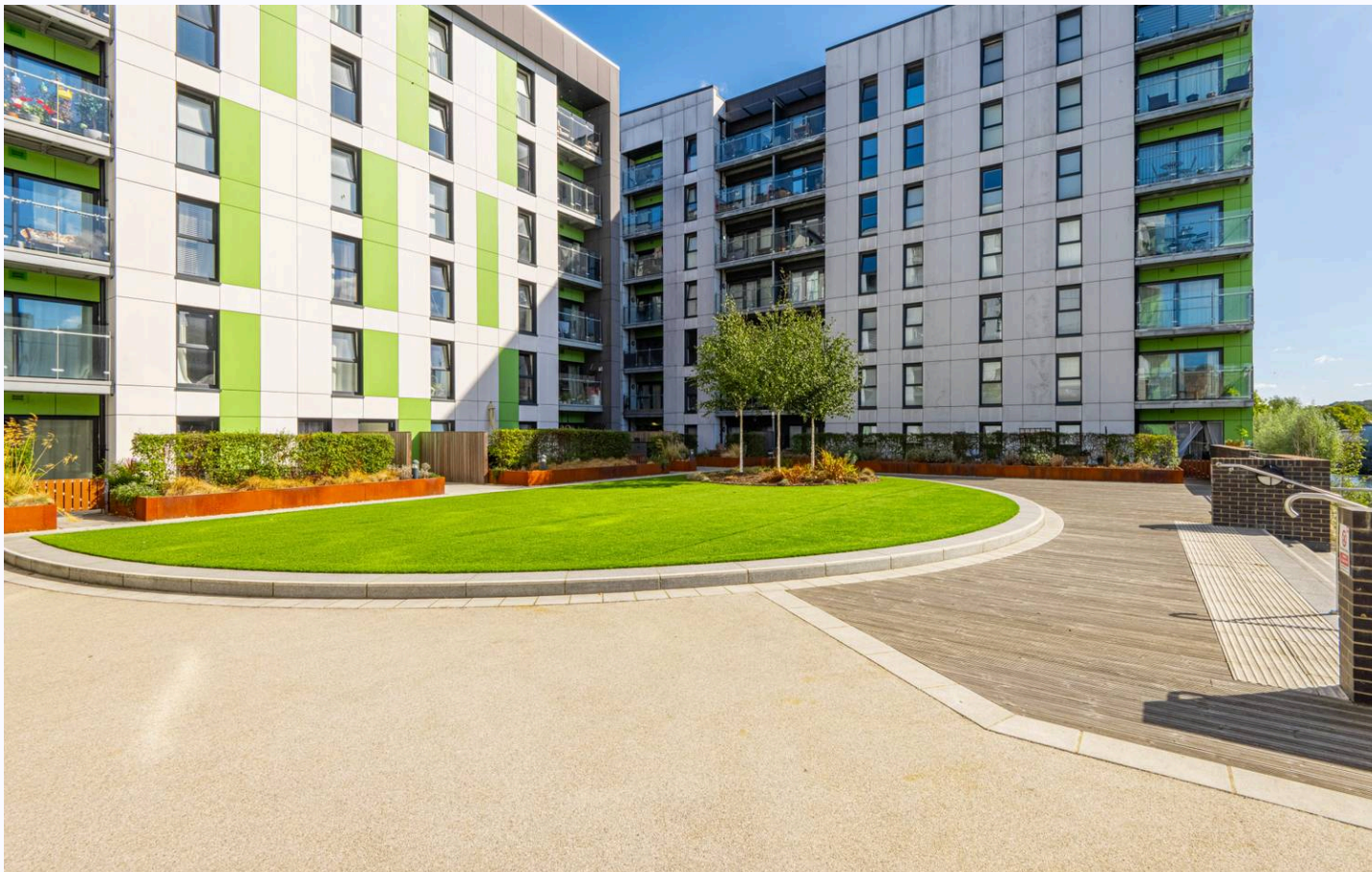
The generous open-plan kitchen and living space forms the heart of the home, creating an ideal setting for both everyday living and entertaining. The kitchen is fitted with contemporary high-gloss units, integrated appliances, and ample worktop and storage space, while the layout comfortably accommodates both seating and dining areas. From here, doors open directly onto a private balcony, providing an attractive outdoor seating space. Residents also have access to a communal courtyard area within the development.

There are two bedrooms, with the principal bedroom offering particularly generous proportions. The second bedroom is well suited as a guest room, home office or nursery, adding flexibility to the accommodation.

Completing the property is a family bathroom fitted with a bath, wash basin and WC.



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The apartment is presented in a modern decorative style throughout and benefits from excellent built-in storage, a spacious open-plan living arrangement and the added appeal of a private balcony, creating a home that is both practical and easy to enjoy. Parking is available within the development, although it is not allocated to or included with the property.

Agent's Note

This property will be sold leasehold with approximately 146 years remaining on the lease.

The property is connected to mains water, electricity, gas and drainage, with gas central heating supplemented by an electric top-up system.

An annual maintenance charge of approximately £1,772 is payable.

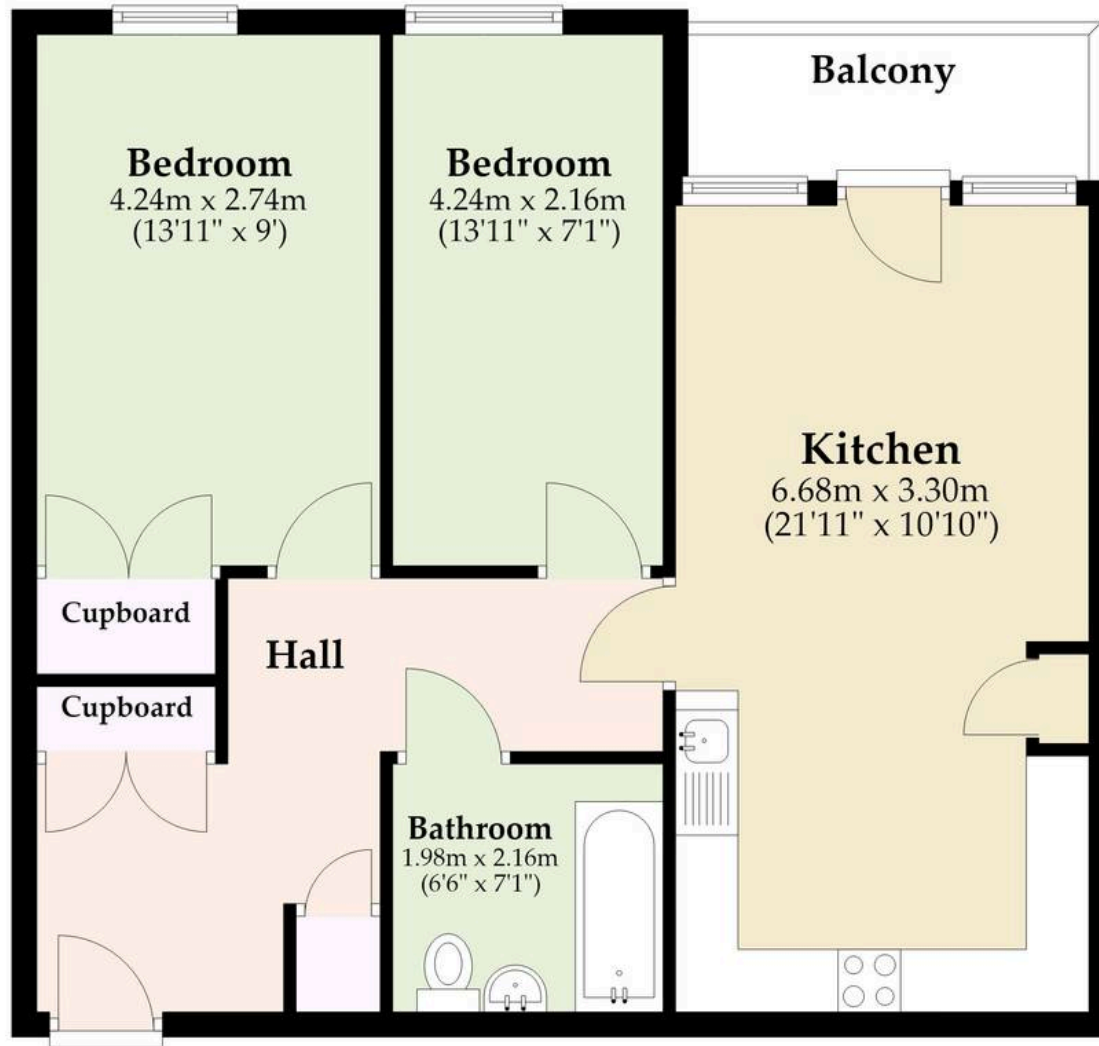
Please note the vendors have advised that parking is available within the development; however, it is not allocated to the property, included within the sale, or guaranteed. Prospective purchasers should make their own enquiries regarding parking arrangements.



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Ground Floor

Approx. 61.7 sq. metres (664.6 sq. feet)
(excluding Balcony)



Total area: approx. 61.7 sq. metres (664.6 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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