

**401 Solace Geoffrey Watling Way, Norwich**  
£220,000 Leasehold



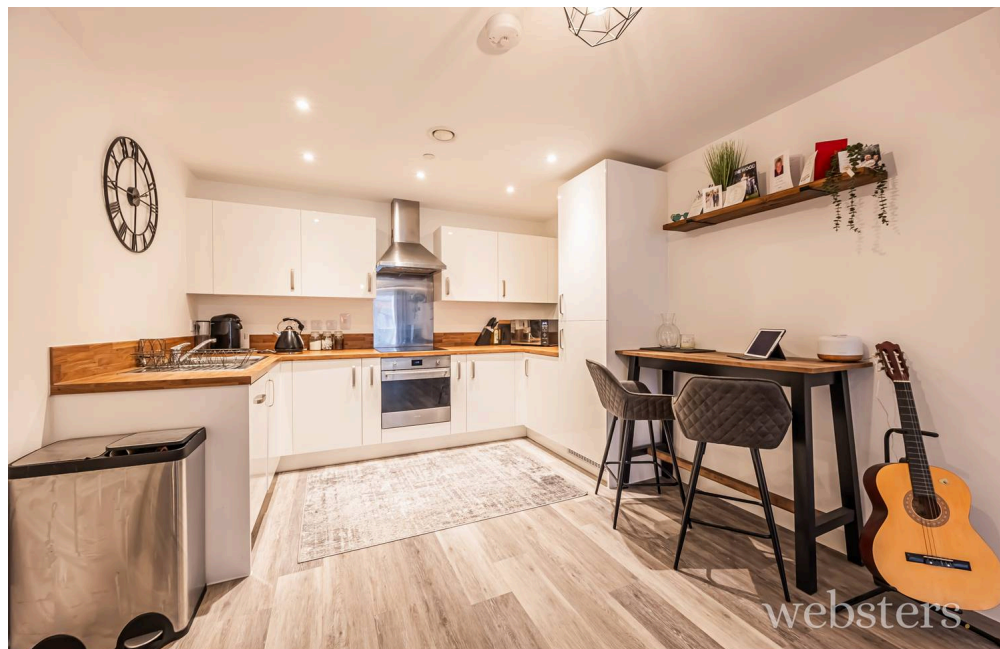
**websters.**



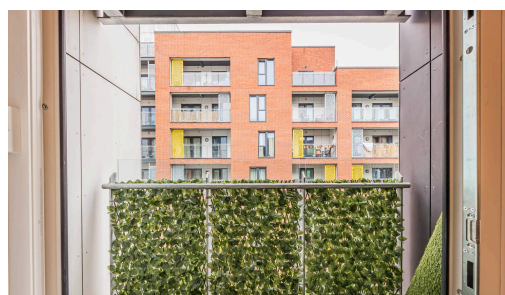
GUIDE PRICE £220,000 – £230,000. Presenting a spacious and modern fourth-floor apartment boasting two double bedrooms, a modern bathroom, and lift access for convenience. The property features an open plan lounge/kitchen area, perfect for both relaxing and entertaining. Step out onto the private balcony for a breath of fresh air. A parking space is available as an additional option or utilise the private bike shed space, making city living even more convenient.

Situated in a prime location, this residence is in close proximity to Norwich train station and the bustling city centre, offering easy access to a myriad of amenities and attractions. Whether commuting or exploring the local scene, this property provides the ideal base for residents to enjoy all that Norwich has to offer.

Don't miss this opportunity to own a stylish urban retreat that combines contemporary living with a central location. Experience the best of city



- Spacious And Modern Fourth Floor Apartment
- Two Double Bedrooms
- Modern Bathroom
- Lift Access
- Parking Space Available As Additional Option
- Close To Norwich Train Station And The City Centre
- Open Plan Lounge / Kitchen
- Private Balcony



**Entrance Hall**

Solid front door, further doors to all rooms, built in storage cupboard, LVT flooring, storage cupboard housing electric boiler and space and plumbing for a washing machine, radiator.

**Lounge / Kitchen**

24' 9" x 10' 10" (7.54m x 3.30m)

Open plan space comprising a range of wall and base units with laminate work tops, integrated electric oven with induction hob and extractor hood over, integrated dish washer and fridge - freezer, inset one and a half bowl stainless steel sink with mixer tap and drainer, uPVC double glazed door to the balcony with side windows, LVT flooring and a radiator.

**Bedroom One**

14' 10" x 9' 0" (4.51m x 2.74m)

Double bedroom with a uPVC double glazed window to the rear aspect, floor laid to carpet and a radiator.

**Bedroom Two**

14' 9" x 7' 1" (4.50m x 2.17m)

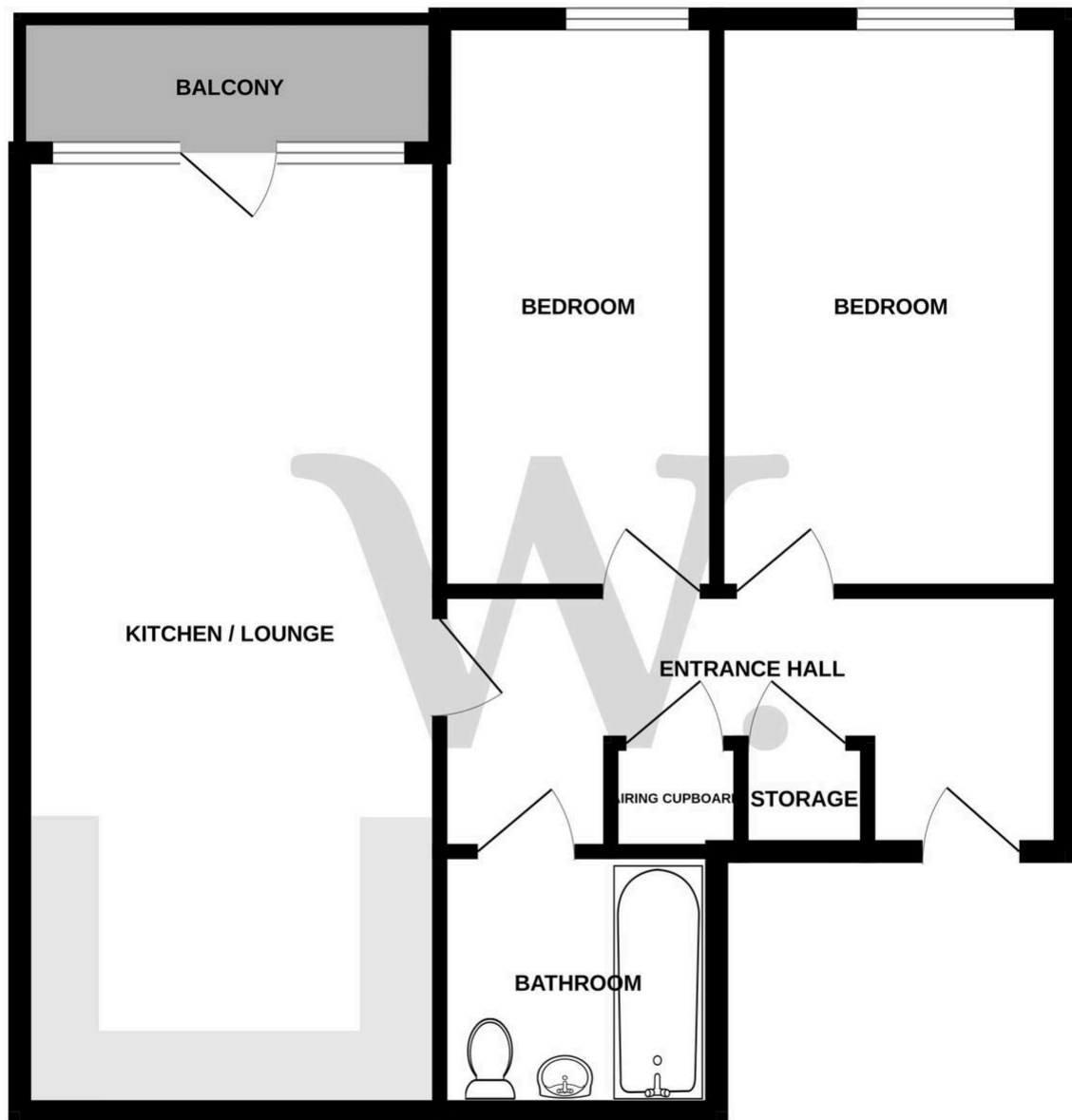
Double bedroom with a uPVC double glazed window to the rear aspect, floor laid to carpet and a radiator.

**Bathroom**

6' 7" x 7' 0" (2.01m x 2.14m)

Panel bath with shower over, tiled backing and glass screen over, low set WC, wall mounted hand wash basin, part tiled walls, LVT flooring, heated towel rail and an extractor fan.

## FOURTH FLOOR



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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