



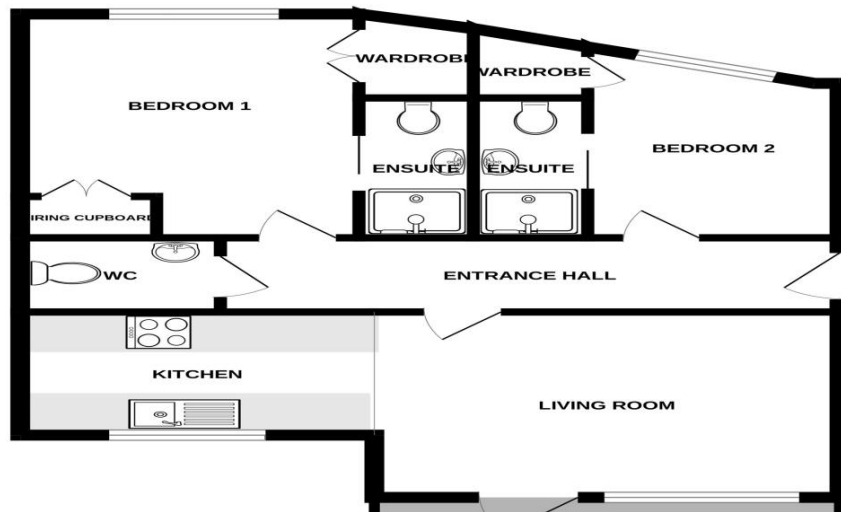
The Watering | , St Martins Lane, Norwich, NR3 3BF

£1,095 pcm

Gilson Bailey Lettings are delighted to offer this TWO BEDROOM , two bathroom first floor executive apartment situated in this select development close to local shops, parks and within easy reach of the City centre. The accommodation comprises of secure entrance lobby, private entrance hall with cloakroom, large living room, large private balcony, modern kitchen, master bedroom with en-suite shower room, second bedroom with en-suite shower room, secure covered parking space communal garden and sun terrace, double glazing, electric heating, Council Tax Band B, UNFURNISHED ** BALCONY**SECURE PARKING**

Available From: 05 June 2026



GROUND FLOOR

Bedroom 2 (First Floor)

3.00m (9'11") x 2.50m (8'3")
 Second good sized bedroom, rear aspect window, built in wardrobe, heater. Door to en-suite shower room.

Bedroom 2 en-suite (First Floor)

Modern white suite comprising shower cubicle, WC and wash basin. Laminate floor.

Cloakroom (First Floor)

Suite in white comprising WC and wash basin.

Entrance Hall (First Floor)

Private entrance hall accessed via secure communal lobby. Heater.

Kitchen (First Floor)

3.50m (11'6") x 1.70m (5'7")
 kitchen with ample storage and work surface. Appliances include electric cooker, fridge/ freezer and washing machine. Tiled floor, spot lights.

Living Room (First Floor)

4.00m (13'2") x 3.00m (9'11")
 Large living room with big front aspect window which allows much natural light in providing the room with a bright and relaxed feel. Quality wooden flooring, TV point, heater, door to balcony, opens to kitchen.

Agents Note

There may be Furniture/furnishings along with white goods in the property when viewing that are not included in the tenancy . Please contact the office for further details.

Agents Note

Due to high demands, there may be multiple viewings at the same time and cannot guarantee a solo viewing at any one time.

Agents Note

The tenants may still be in residence so these details and photos are only an indication of the property and there could be some requirement for remedial work before the start of a new tenancy.

Outside

maintained communal garden and sun terrace for residents use.

Parking (Basement)

One allocated secure covered parking space accessed via automated gates.

Balcony (First Floor)

Private balcony with South West views, big enough for a small table & chairs.

Bedroom 1 (First Floor)

4.20m (13'10") x 3.10m (10'3")
 Double bedroom, rear aspect window, built in wardrobe, heater. Door to en-suite shower room.

Bedroom 1 en-suite (First Floor)

Modern white suite comprising shower cubicle, WC and wash basin. Laminate floor.

Energy ratings

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	(92-100) A	(92-100) A	(92-100) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Directions: Leave the City centre via the Aylsham Road. Turn left into Drayton Road then at the mini roundabout turn left into St Martins Road. Take the 1st right into St Martins Close and 1st right onto The Watering.