



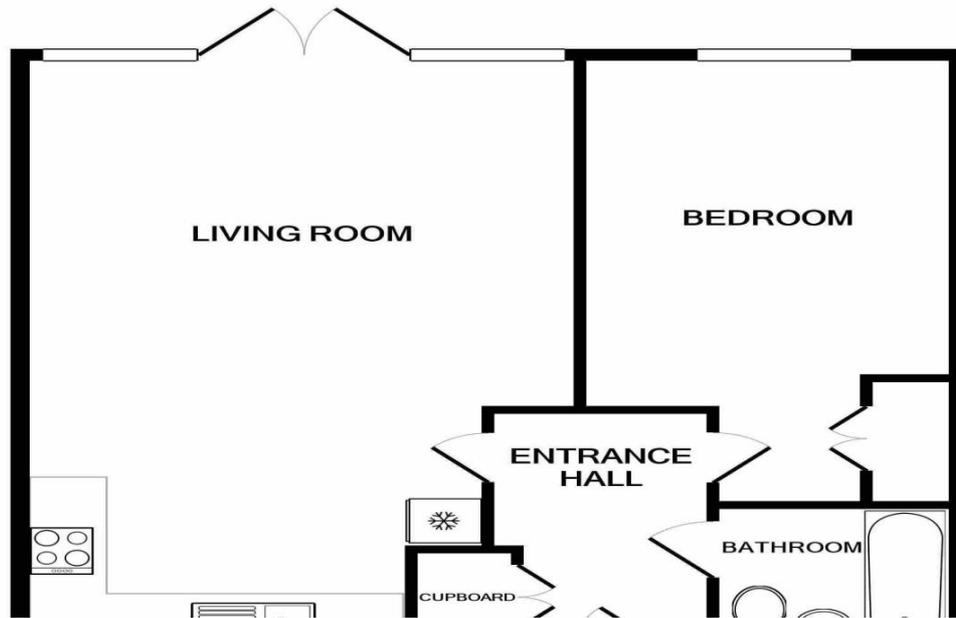
Richard Hawthorne House | , Geoffrey Watling Way, Norwich, NR1 1GS

£904.45 pcm

Gilson Bailey Lettings are delighted to offer this fourth floor one bedroom apartment within the riverside development situated close to local shops, supermarkets, gyms, cinema and train station. The accommodation comprises of a secure communal lobby with lift to all floors, private entrance hall, large living room with door to private balcony, superb kitchen, double bedroom with built in wardrobes, bathroom with shower over the bath, communal gardens, double glazing, electric central heating to radiators, Energy Rating B, Council Tax Band B, UNFURNISHED ****PLEASE NOTE - there is no parking available****

Available From: 26 March 2026





Entrance Hall (Fourth Floor)

Private entrance hall accessed via secure communal lobby with lift access. Quality laminate floor, built in storage cupboard, radiator, entry-phone, doors to all rooms.

Kitchen (Fourth Floor)

Modern kitchen with ample storage and work surface. Appliances include electric cooker, cooker hood and fridge/freezer. Inset spot lighting, opens to living room.

Living Room (Fourth Floor)

6.70m (22'0") x 3.80m (12'6")
 Large living room with big glazed double doors to private balcony which allow much natural light in providing the room with a bright and welcoming feel. TV / BT points, radiator. Opens to kitchen area.

Parking

PLEASE NOTE: No parking is provided with the property.

Outside (Ground Floor)

Maintained communal gardens for residents use.

Balcony (Fourth Floor)

Glazed doors to private balcony, views over the river and communal gardens. Outside light.

Bathroom (Fourth Floor)

Modern suite in white comprising bath with thermostatic shower over, WC and wash basin. Chrome heated towel rail, inset spotlighting, extensive tiling.

Bedroom (Fourth Floor)

5.90m (19'5") x 2.70m (8'11")
 Large double bedroom, side aspect window, built in double wardrobe, TV point, radiator.

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		
(81-91) B			(81-91) B		
(69-80) C			(76-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(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: From our office continue down Prince of Wales Rd, over the bridge and immediately right. This road becomes Koblenz Ave. At the 3rd lights turn left into Carrow Rd. then right at the first lights then at the end turn left into Geoffrey Watling Way.