



Hathor | , Geoffrey Watling Way, Norwich, NR1 1HF

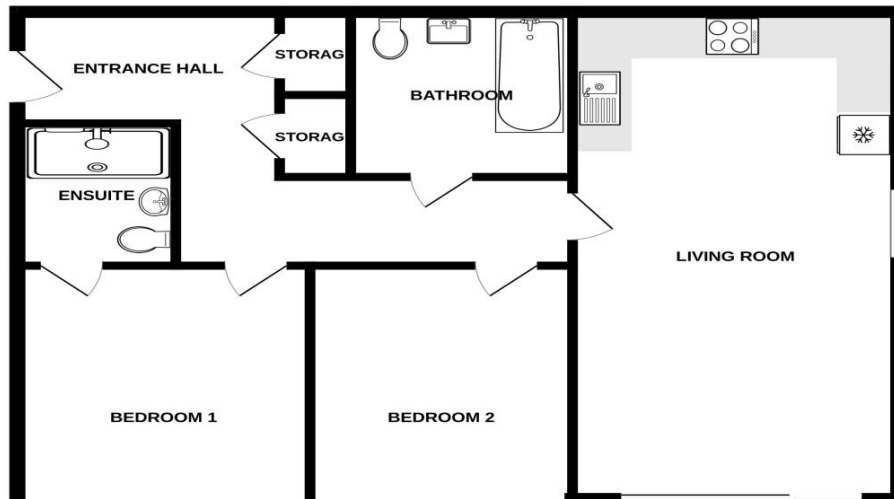
£1,300 pcm

Gilson Bailey Lettings are delighted to offer this brand new two double bedroom, two bathroom fourth floor executive apartment within this impressive new 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 doors to private balcony with stunning river views, superb kitchen with appliances, master bedroom, en-suite shower room, second double bedroom, bathroom with shower over the bath, private balcony, communal gardens, double glazing, central heating to radiators, (secure parking is available at extra cost). Energy Rating B, Council Tax Band to be confirmed, UNFURNISHED.



Available From: 12 June 2026

GROUND FLOOR


Bedroom 1 (Fourth Floor)

4.30m (14'2") x 3.00m (9'11")

Master bedroom, front aspect window with river views, BT/TV points, radiator. Door to en-suite shower room.

Bedroom 1 en-suite (Fourth Floor)

Modern suite in white comprising double sized shower cubicle with thermostatic rainfall shower head, WC and wash basin. Chrome heated towel rail, inset spotlights.

Bedroom 2 (Fourth Floor)

4.30m (14'2") x 2.80m (9'3")

Second double bedroom, front aspect window with river views, radiator.

Entrance Hall (Fourth Floor)

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

Kitchen (Fourth Floor)

Kitchen with ample storage and work surface. Integrated appliances include electric induction hob, oven, cooker hood, dishwasher, washing machine and fridge/freezer. Inset spot lighting, laminate floor, opens to living room.

Living Room (Fourth Floor)

6.50m (21'4") x 3.30m (10'10")

Spacious main living room with big window and glazed doors to private balcony which allows much natural light in providing the room with a bright and relaxed feel. Quality laminate floor, radiator, door to balcony. TV / BT points, radiator. Opens to kitchen.

Agents notes

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

Agents notes

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 notes

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 (Ground Floor)

Very well maintained communal riverside gardens for residents use and enjoyment. Secure cycle storage.

Parking (Ground Floor)

PLEASE NOTE: One secure covered parking space is available at additional cost.

Balcony (Fourth Floor)

Delightful private balcony with far reaching river views.

Bathroom (Fourth Floor)

suite in white comprising bath with rainfall shower over, WC and wash basin. Chrome heated towel rail, inset spot lighting.

Energy ratings

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	85	A	A
		B	B
		C	C
		D	D
		E	E
		F	F
		G	G

Very energy efficient - lower running costs
 Very environmentally friendly - lower CO₂ emissions
 Not energy efficient - higher running costs
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC
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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.