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GEOFFREY WATLING WAY, NORWICH, NR1

£1,025 PCM

Kings & Co Lettings are pleased to offer this well presented one bedroom top floor furnished flat. Benefits from underfloor heating, one allocated car parking space, and balcony. The property comprises entrance hallway with Intercom entry system, double bedroom, well appointed kitchen and lounge.

- 1 Double Bedroom
- Allocated Parking Space
- Apartment
- Bathroom with shower over bath
- Council Tax Band B
- Damage Deposit £1095
- EPC - C
- Furnished
- High Ceilings

Kings & Co Lettings are pleased to offer this well presented one bedroom top floor furnished flat. Ideally located for Riverside, train station, Norwich city centre and easy access to the A47.

Property comprises:-

Entrance into hallway with all doors leading off, laminate flooring

Kitchen with range of wall and base units to include integrated fridge/freezer, dishwasher, washer/dryer, built in electric oven and hob, window to front aspect and open view into lounge, laminate flooring

Lounge with high level windows, sofa, tv unit, coffee table and breakfast stools, patio doors to balcony, laminate flooring

Bedroom with fitted carpet, window to side front aspect, built in mirrored wardrobe, double bed, chest of drawers

Bathroom with white three piece suite and shower over bath, heated towel rail, frosted window to front aspect

Balcony with outdoor furniture.

Property benefits from underfloor heating and allocated underground parking space.

Wate rates £25pcm

Available to let approximately late beginning January 2027

Norwich City Council Tax Band - B (£1,947.11 - 2026/27)

Known lease restrictions - Leasehold

The rent does not include payment to service providers in respect of utilities, communication services, TV licence and council tax.

For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker
Viewings - Strictly by appointment with Kings & Co Lettings

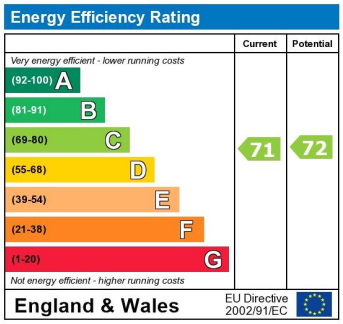
All adults wishing to live at the property will be named on the Tenancy Agreement. The Tenancy Agreement will provide for all persons under the tenancy to be joint and severally liable for the covenants contained therein.

We endeavour to make our property details accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective renters only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Council Tax Band: B (Norwich City Council)
Deposit: £1,180
Holding Deposit: £235
Parking options: Off Street
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains







The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.