



Paper Mill Yard, Norwich

Guide Price £170,000 - £180,000 Leasehold

Energy Efficiency Rating : C

- ✓ One Bedroom Apartment
- ✓ City Centre Location
- ✓ Stunning Views of the River
- ✓ 28' Open Plan Reception Space
- ✓ Integrated Kitchen Appliances
- ✓ Double Bedroom
- ✓ Modern Family Bathroom
- ✓ Allocated Underground Parking

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





VENDOR FOUND! This MODERN GROUND FLOOR apartment is DIRECTLY OVERLOOKING THE RIVER from all windows, and offers GENEROUS ACCOMMODATION, ALLOCATED PARKING for one vehicle, CONTEMPORARY DECOR and UNDERFLOOR HEATING. The property is well presented throughout and offers accommodation comprising a HALL ENTRANCE with storage, STUNNING BRIGHT OPEN PLAN sitting room/dining and kitchen with INTEGRATED APPLIANCES, GENEROUS DOUBLE BEDROOM and modern family bathroom with a shower over the bath. Finished with double glazed windows and a neutral décor, the property is ready to move straight into enjoying river views! Located within the popular Paper Mill Yard development, the building benefits from already having in place the EWS1 fire safety form and sign off. The property certainly has the WOW FACTOR and would make a fantastic FIRST TIME BUY or INVESTMENT.

LOCATION

Located next to the river in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

DIRECTIONS

You may wish to use your Sat-Nav (NR1 2GD), but to help....From the Centre of Norwich, head along Rose Lane, heading up the hill and onto Cattle Market Street. Turn left onto Rouen Road, which continues along and becomes King Street. Continue straight over the junction, turning left into Paper Mill Yard where visitor parking and the allocated can be found at ground floor level. The entrance to Granary View can be found on the right hand side adjacent to the river, with the apartment located on ground floor level as you enter the building.

AGENTS NOTES

The lease details are provided by the vendors are as follows;

- Lease remaining is approximately 246 years.
- Service charge and Ground rent is approximately £157 PCM over 11 months of the year.
- EWS1 fire safety form and inspection has been completed and signed off.

Access via the communal secure entrance door leading round the corridor to the main entrance.

Entrance door to:

ENTRANCE HALL

Wood effect flooring with electric underfloor heating, telephone intercom system, smooth ceiling with recessed spotlighting, doors to:

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap and glazed shower screen, tiled walls, tiled flooring with electric underfloor heating, built-in airing cupboard housing hot water tank, smooth ceiling with recessed spotlighting.

DOUBLE BEDROOM

14' 2" x 11' Max. (4.32m x 3.35m) Fitted carpet with electric underfloor heating, uPVC double glazed window overlooking the river with fitted blinds, smooth ceiling.

OPEN PLAN KITCHEN/DINING/LIVING SPACE

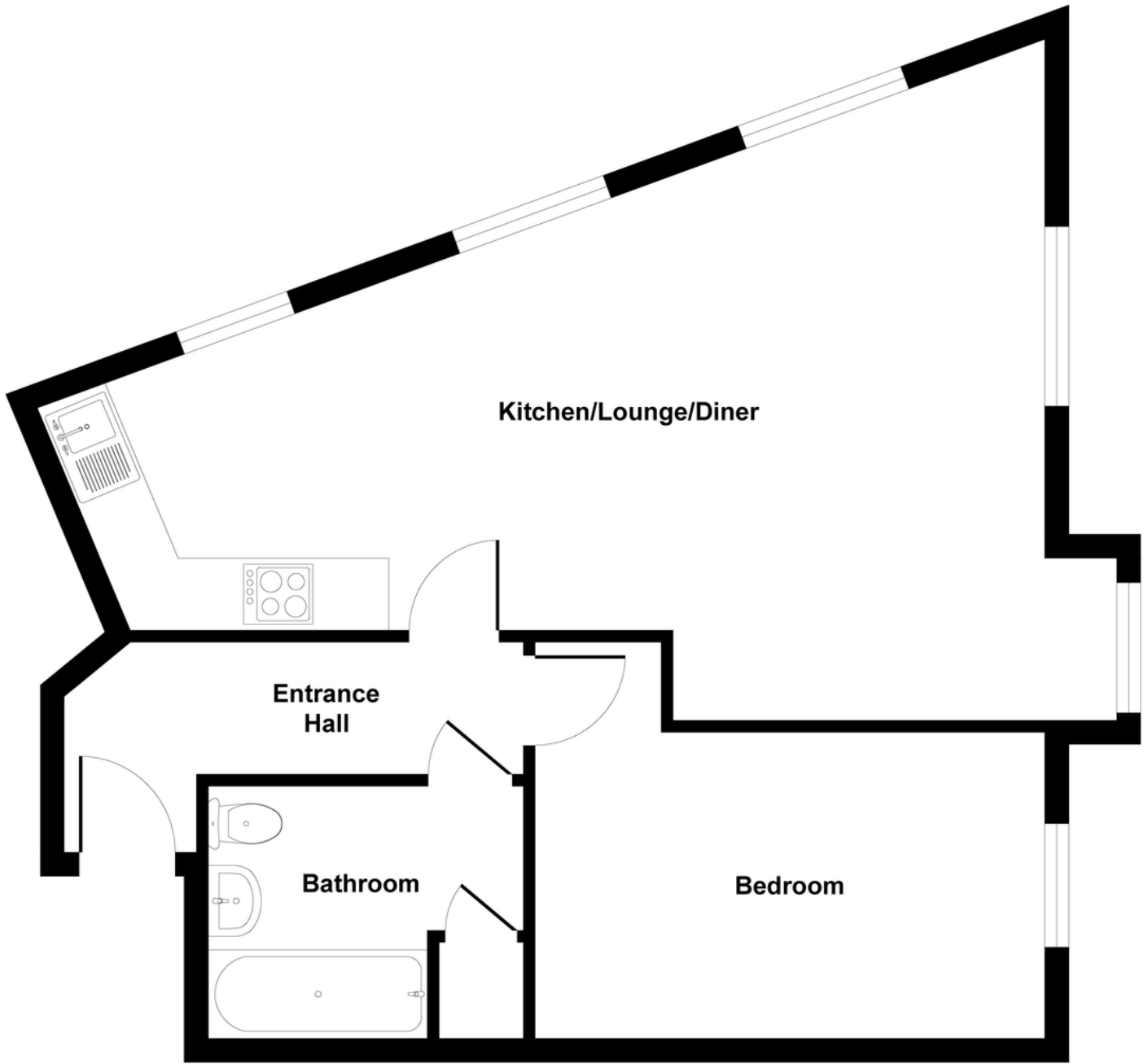
28' 7" x 18' 11" Max. Of Irregular Shape. (8.71m x 5.77m)

An open plan triangular space with the kitchen offering a fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer with mixer tap, tiled splash backs, inset electric ceramic hob and built-in electric oven with extractor fan, integrated fridge freezer, dishwasher and washing machine, wood effect flooring with electric underfloor heating, uPVC double glazed windows to side x2 both with fitted blinds, smooth ceiling with recessed spotlighting, open plan to dining/living area comprising continued wood effect flooring with electric underfloor heating, space for soft furnishings and a dining table, uPVC double glazed window to the rear overlooking the river, television and telephone points, smooth ceiling with recessed spotlighting.

PARKING

1 allocated parking space can be found within the secure underground parking area located opposite the entrance to Granary View. Further visitor spaces can be found within the grounds of the complex.





Floor Plan
Approximate Floor Area
603 sq. ft
(56.02 sq. m)

Approx. Gross Internal Floor Area 603 sq. ft / 56.02 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements