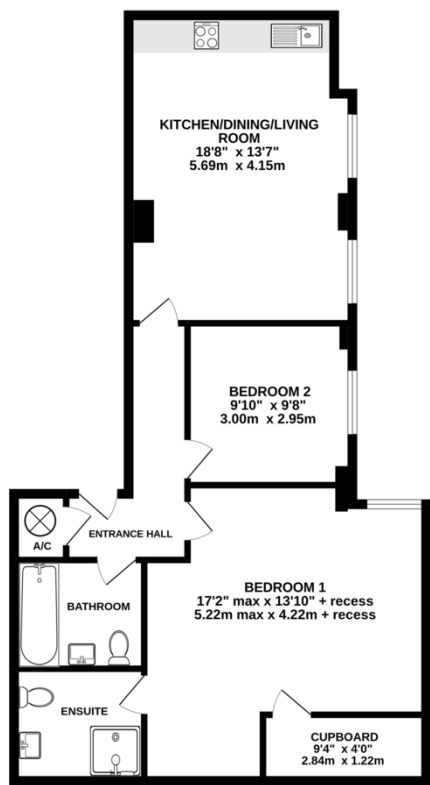




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



GROUND FLOOR  
815 sq.ft. (75.7 sq.m.) approx.



## 5 Old Mustard Mill, Paper Mill Yard, Norwich, NR1 2GE

**£220,000**

- Ground Floor Apartment
- Two Double Bedrooms
- No Onward Chain
- By the River
- Shower Room and Bathroom

A spacious ground floor flat in a popular development on the river, close to the city, and Whitlingham Country Park. The property has two double bedrooms, en-suite shower room and bathroom. Electric underfloor heating, double glazing and a secure allocated parking space. **NO ONWARD CHAIN.**

arnoldskeys.com | 01603 620551

city@arnoldskeys.com  
01603 620551

**County** 01263 738444  
**City** 01603 620551  
**Coastal** 01263 822373

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.





## Property Description

### COMMUNAL ENTRANCE HALL

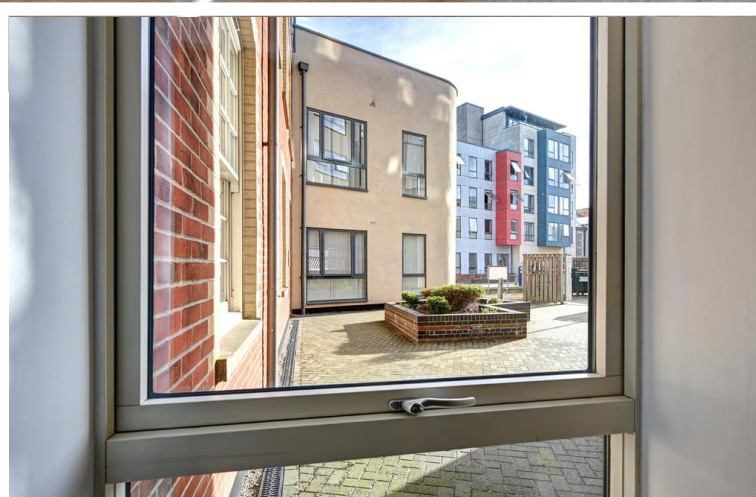
Video phone security entry system. Lift and stairs to upper floors.

### ENTRANCE HALL

Laminate flooring. Built-in airing cupboard with hot water cylinder.

### KITCHEN/DINING/LIVING ROOM

18' 8" x 13' 7" (5.69m x 4.14m) Laminate floor in the living area and tiled flooring in the kitchen area. Worktop with cupboards and drawers below and an inset stainless steel one and a half bowl single drainer sink with mixer tap. Wall cupboards with downlighter spotlights below. Built-in fan assisted oven and grill. Inset four ring electric hob with stainless steel splashback and a concealed extractor above. Integrated fridge and freezer. Integrated dishwasher. Utility space below worktop with plumbing for washing machine. Television and telephone points. Inset ceiling spotlights. Two large double glazed sash style windows.



### BEDROOM 1

17' 2 max" x 13' 10 + recess" (5.23m x 4.22m) Television and telephone points. Large walk-in wardrobe/storage cupboard. Double glazed window to front.

### EN-SUITE SHOWER ROOM

6' 10" x 6' 8" (2.08m x 2.03m) Fully tiled walls and a large shower cubicle with a thermostatic mixer shower and folding screen door. Suspended wash basin with mixer tap. WC. Tiled floor. Electric towel radiator. Fitted mirror. Light and shaver point. Extractor. Inset ceiling spotlights.

### BEDROOM 2

9' 10" x 9' 8" (3m x 2.95m) Television and telephone points. Large double glazed sash style window.



### BATHROOM

7' 11" x 5' 6" (2.41m x 1.68m) White suite comprising panelled bath with tiled surround and makes a shower with shower attachment. Suspended wash basin with mixer tap. WC. Tiled floor. Part tiled walls. Electric towel radiator. Fitted mirror. Light on shaver point. Extractor. Inset ceiling spotlights.

### OUTSIDE

There is one secure undercover parking bay which is conveniently located, close to the entrance to the apartment. Lawned communal garden and access to the river.

### AGENTS NOTES:

Tenure: Leasehold - the lease is for a term of 125 years from 1st January 2007. The Service Charge for 2022 is £2048.88 and the Ground Rent is £150. The lease states that the Ground Rent will double every 25 years for the duration of the lease term.

