

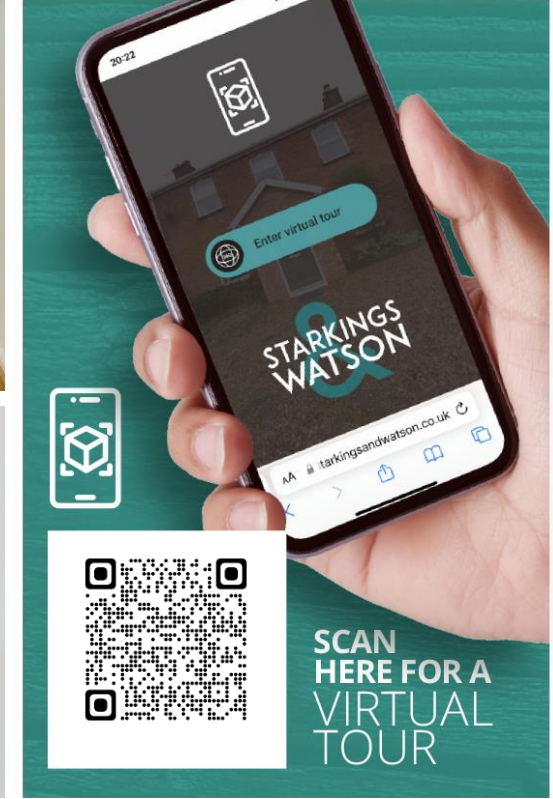
OLD MUSTARD MILL

# Paper Mill Yard, Norwich NR1 2GE

Leasehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



# STARKINGS & WATSON



- No Chain
- Ground Floor Apartment
- Open Plan Living
- Fitted Kitchen with Appliances
- One Double Bedroom
- Family Bathroom with Shower
- Walking Distance to City Centre
- Secure Parking for One Vehicle

#### IN SUMMARY

NO CHAIN. With SECURE UNDERGROUND PARKING, this immaculate GROUND FLOOR APARTMENT occupies a desirable development with electric UNDER FLOOR HEATING throughout the property. An IDEAL FIRST TIME BUY or INVESTMENT, the property offers a hall entrance with STORAGE, with accommodation comprising an OPEN PLAN 22' KITCHEN/SITTING and DINING ROOM with TWO FULL LENGTH WINDOWS to one end and INTEGRATED APPLIANCES. The DOUBLE BEDROOM offers a light and inviting ambience, with an adjacent FAMILY BATHROOM including a SHOWER over the bath.

#### SETTING THE SCENE

Situated at the end of the development with a well kept exterior, the secure communal entrance takes you inside to the main property. The underground parking is secure and allocated.

#### THE GRAND TOUR

Once inside, wood effect flooring runs underfoot and through most of the property. A storage cupboard is built-in, with an electric fuse box and thermostat heating control for the hall zone to one side. Doors lead off, starting with the family bathroom which is a great size, with fully tiled walls to two sides and tiled flooring under foot with under floor heating, complimented by a heated towel rail. The three piece suite includes a wall mounted sink and a bath with a shower over. Next door, the double bedroom is carpeted and finished with under floor heating and a sash window to front. The sitting room is open plan to the kitchen/dining room, with wood effect flooring and under floor heating, whilst two large full height windows offer views over the communal space and flood the room with natural light. The kitchen is fully fitted with a range of storage, whilst an inset ceramic hob and built-in electric oven are integrated, along with a fridge/freezer. Space is provided for a washing machine.

#### THE GREAT OUTDOORS

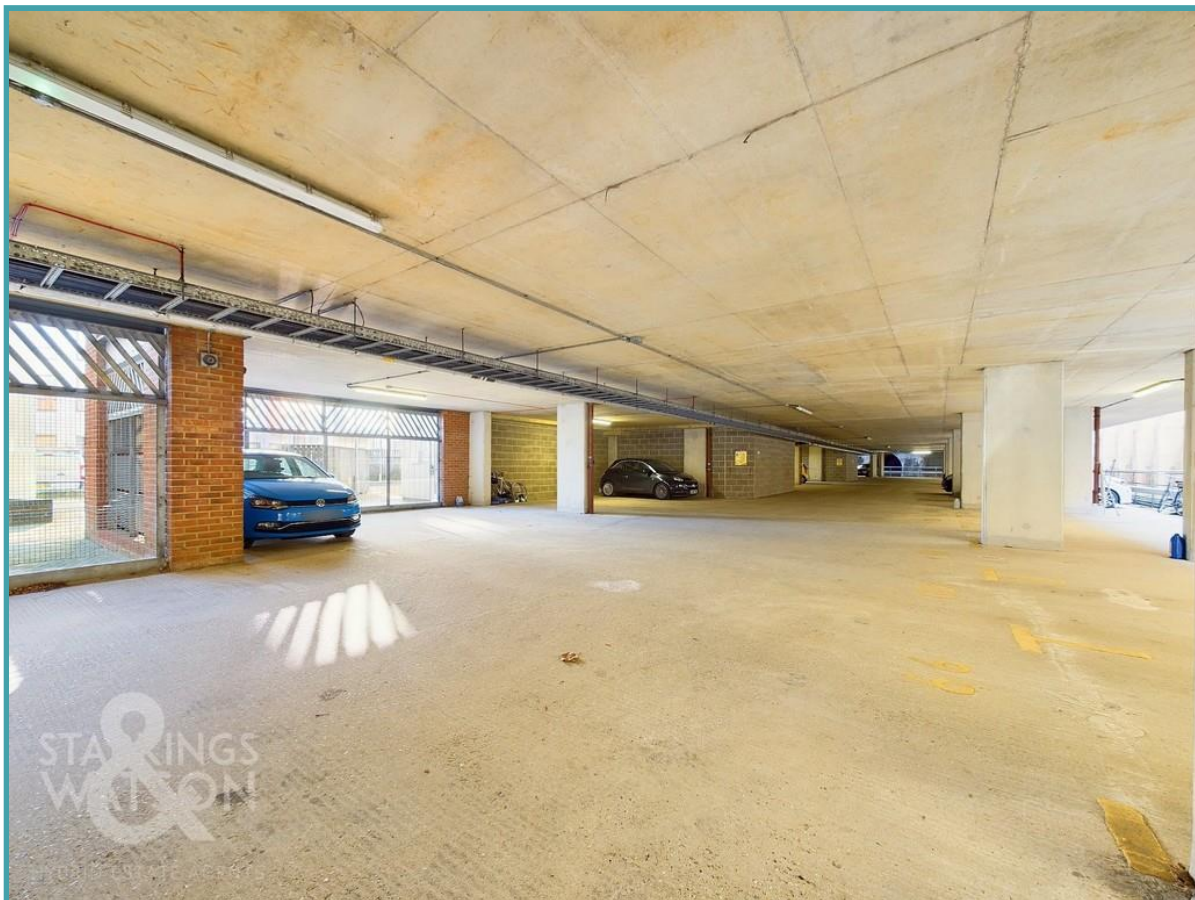
The development sits on the riverside, with walks and communal gardens throughout the development.

#### OUT & ABOUT

Located 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



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



a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

#### FIND US

Postcode : NR1 2GE

What3Words : ///ladder.rash.listed

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

The property is offered on a leasehold basis with approximately 108 years remaining. An annual ground rent is charged at £150 PA, and a service charge in the region of £1200-£1300 PA - paid monthly. The service includes a charge for water rates.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



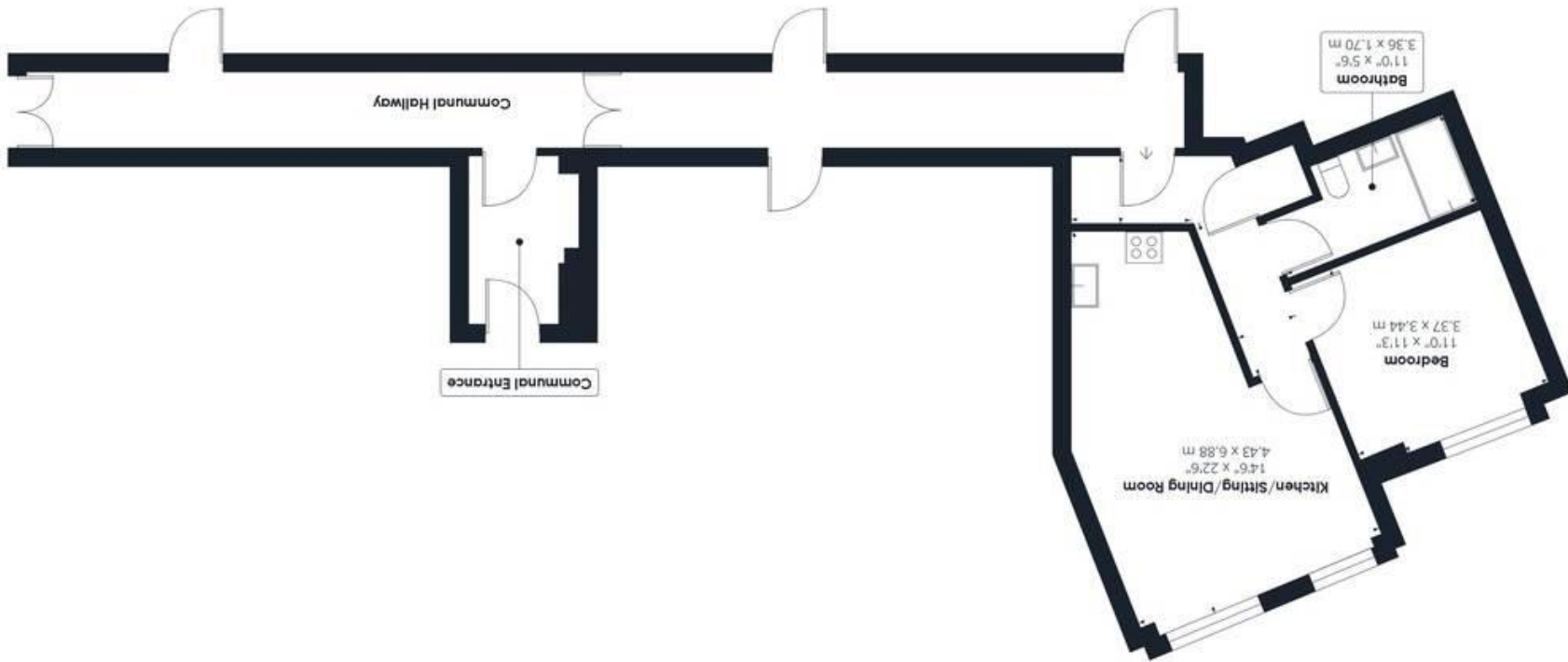
For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)

**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces



Approximate total area<sup>m</sup>  
513.44 ft<sup>2</sup>  
47.7 m<sup>2</sup>