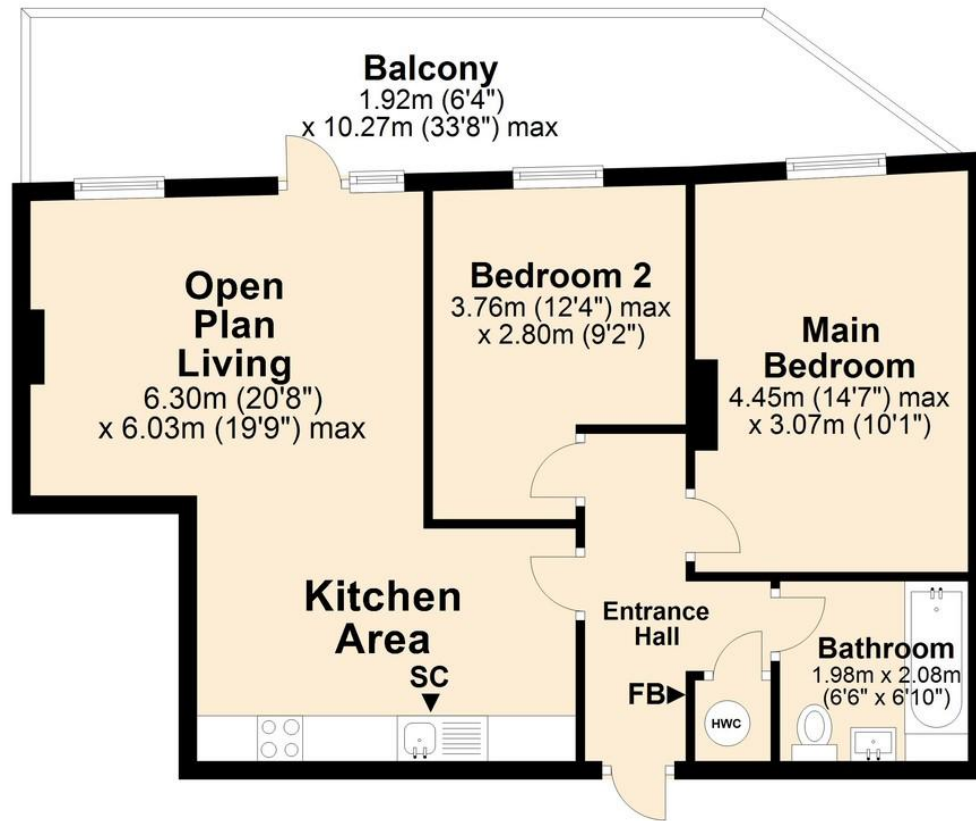


Fourth Floor

Approx. 75.9 sq. metres (816.6 sq. feet)



Total area: approx. 75.9 sq. metres (816.6 sq. feet)

OUTSIDE

The development is situated across the river from Norwich City football ground with communal grounds allowing access to the river with attractive views, both up and downstream. The grounds feature landscaped areas plus screened storage for bins plus access to the secure underground carpark. Access to the development is via a key fob which opens the barrier for vehicles, from King Street.

DIRECTIONS

From the roundabout outside County Hall in Martineau Lane, head towards the city centre along the A147 and turn right at the traffic lights into King Street, heading towards the football ground. The development is on the right-hand side. Visitor parking can be found through the barrier on the right-hand side and Blue Mill is part of the main block running parallel with King Street.

LOCAL AUTHORITY

Norwich

COUNCIL TAX BAND

C

Energy Efficiency Rating Current C 77 Potential C 79



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Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



Situated in a conservation area, this 2 bedroom 4th floor apartment is within a modern development, close to Norwich City football ground and Riverside. This property benefits from a great location, secure entry system, private underground car parking, lifts to all floors plus communal grounds with river access. City living at its best!

Blue Mill

Paper Mill Yard | Norwich
Norfolk | NR1 2GG

£1,200 pcm

Modern apartment in a development close to Riverside in Norwich

2 double bedrooms plus modern bathroom suite with overhead shower

20'8" open plan living area with access to the impressive 33'8" balcony

Modern kitchen area featuring integrated appliances

Underfloor electric heating with individual room thermostats

Secure video entry phone system

Lift and stair access to all floors

Secure underground parking with allocated space and communal grounds

A short drive from major road links and within easy reach of the railway station

Available Mid-End February 2024!

