

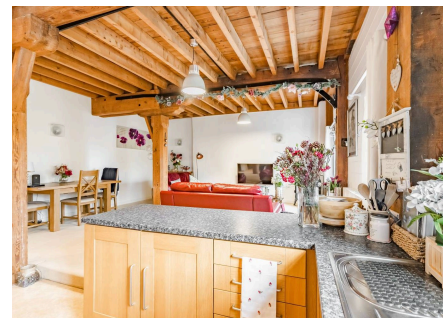
## Flat 5, Buxton Mill The Street, Lamas

£300,000 - £325,000 Leasehold

Situated along the banks of a scenic river, this two-bedroom apartment combines comfort with classic charm. Situated in a sought-after area, it features spacious interiors, quality finishes, and exposed wooden beams that add character. This apartment offers a peaceful setting with easy access to local amenities and transport links.

## Location

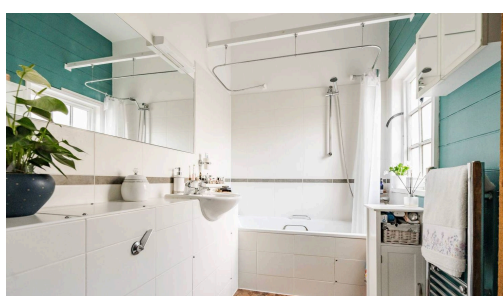
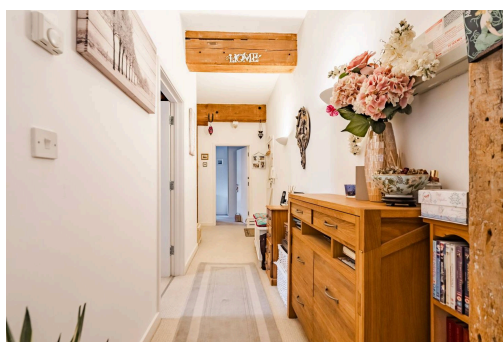
Buxton Mill is located in the small village of Lamas, Norfolk, on The Street, right beside the River Bure. The mill stands in a quiet and rural area, surrounded by fields, trees and the natural beauty of the Bure Valley. Its location near the river played a vital role in its history, as the flowing water powered the mill for centuries. The mill is a short drive from the market town of Aylsham, which offers a range of amenities, including independent shops, cafes, and traditional pubs. Aylsham is well connected to Norwich, approximately 10 miles to the south, via the A140.



## Agent notes

We understand that the property is leasehold, with 98 years remaining on the lease. Connected to all main services.

Tax Council Band-C



## Buxton Mill, The Street, Lamas

Upon entering the apartment, you are welcomed by a spacious hallway. To your left, you'll find the generous open-plan living area, seamlessly connected to the well-equipped kitchen. This living space is thoughtfully designed to be both functional and stylish, featuring an electric fireplace that serves as a cosy focal point. Carpet flooring and exposed wooden beams throughout the apartment add a touch of character, while two large double-glazed windows provide views of the river, filling the room with natural light. The layout of the living area is spacious enough to accommodate a dedicated dining space, making it ideal for both relaxing and entertaining.

From the living room, you flow seamlessly into the open-plan kitchen. The kitchen features sleek countertops, ample cupboard storage, and integrated appliances. Its layout ensures easy movement and connection to the living area, creating a perfect space for entertaining or enjoying meals.

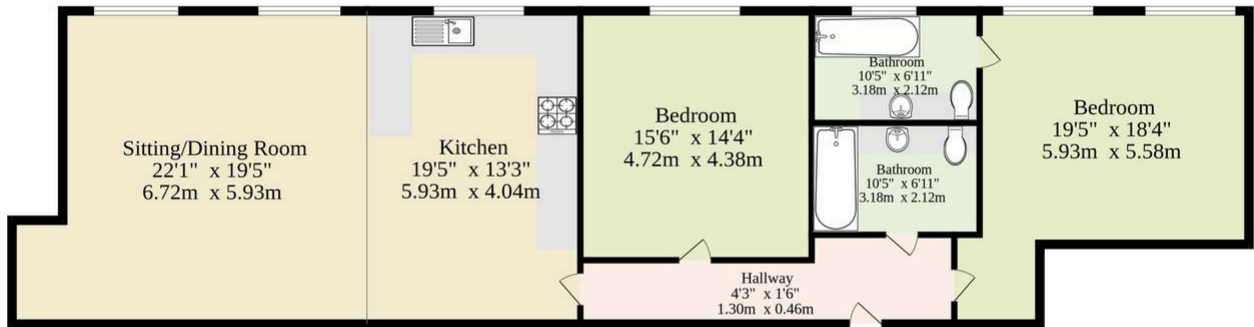
Moving through the apartment, the two bedrooms are both generously proportioned and thoughtfully designed. The main bedroom features cupboards for convenient storage and two large double-glazed windows. It also boasts an ensuite bathroom, complete with a bath and overhead shower. The bathroom includes a low-flush WC, towel radiator and tiled finishes. The second bedroom is equally spacious and versatile, offering cupboard storage and a large window. Additionally, the apartment includes a family bathroom fitted with a bath and an overhead shower. This bathroom is conveniently located, providing easy access for residents and guests.

The apartment benefits from two allocated off-road parking spaces, providing both convenience and secure parking for residents. Additionally, the property benefits from a share of the freehold, providing a sense of ownership and control over the building's management. Additionally, the property is available for immediate vacation, eliminating any chain delays and allowing for a seamless transition for potential buyers.

Furthermore, residents have the privilege of enjoying riverside space to the rear of the property and have access to a large communal garden, shared with other residents for outdoor leisure activities. Additional off-street parking is also available across the mill, providing added convenience for those with multiple vehicles.



**Ground Floor**  
**1390 sq.ft. (129.1 sq.m.) approx.**



TOTAL FLOOR AREA : 1390 sq.ft. (129.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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