Paper Mill Yard, Norwich
£165,000
Blue Mill, Norwich, NR1 2GG

- Modern apartment in a development close to Riverside in Norwich
- 2 double bedrooms plus modern bathroom suite
- Open plan lounge/kitchen with attractive cream & wood effect units in the kitchen area
- Secure video entry phone system
- Underfloor electric heating with individual room thermostats
- Lifts & stairs to all floors
- Secure underground parking with allocated space & communal grounds
- Leasehold 110 years remaining. Service charges £1320 pa. Ground rent £150 pa.
- A wonderful location for city living
- A short drive from major road links & within easy reach of the railway station

SUMMARY
2 bedroom 3rd floor apartment in 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!

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.

AGENT'S NOTE
The property is situated within a conservation area.

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.

EPC Current 83  EPC Potential 85

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 the seller’s legal representative 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 in the sale, 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.

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