Blue Mill, Paper Mill Yard, Norwich

Guide Price £170,000 Freehold

Energy Efficiency Rating: 83

- No Chain!
- Third Floor Apartment
- Allocated Parking
- Walking Distance to City Centre
- Underfloor Heating
- Open Plan Sitting Room & Kitchen
- Two Bedrooms
- Modern Bathroom

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116
No Chain! This MODERN third floor apartment offers ALLOCATED PARKING, a CONTEMPORARY DECOR and UNDERFLOOR HEATING. The property is well presented and offers accommodation comprising a HALL ENTRANCE with storage, OPEN PLAN sitting room and kitchen with INTEGRATED APPLIANCES, TWO DOUBLE BEDROOMS and modern family bathroom with a shower over the bath. Finished with double glazed windows and a neutral décor, the property is ready for occupation. Occupying a popular Paper Mill Yard development, the property includes ALLOCATED PARKING for one vehicle.

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

DIRECTIONS
You may wish to use your Sat-Nav (NR1 2GG), but to help... From the Centre of Norwich, head along Rose Lane, heading up the hill and onto Cattle Market Street. Turn left onto Rouen Road, which continues along and becomes King Street. Continue straight over the junction, turning left into Paper Mill Yard where visitor parking and the allocated can be found at ground floor level. The entrance can be found in the far left hand corner, leading to the third floor.

AGENTS NOTE
The vendor has advised a lease in the region of 108 years remains, with an annual ground rent of £150 PA, and a service charge in the region of £1200-£1300 PA - paid monthly.

The property is approached via a communal entrance, with a secure entry telecom system. Stairs and a lift lead to the third floor.

Entrance door to:

ENTRANCE HALL
Fitted carpet with under floor heating, secure entry telecom system, thermostat heating control, built-in storage cupboard housing hot water tank and storage shelving, electric fuse box, smooth ceiling, doors to:

FAMILY BATHROOM
Modern white three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with mixer shower tap and glazed shower screen, tiled splash backs, tiled flooring with under floor heating, heated towel rail, smooth ceiling with extractor fan and recessed spot lighting.
SITTING/DINING ROOM & KITCHEN
19' 11" x 10' 7" Max. (6.07m x 3.23m) Offering an open plan room with space to sit, dine and cook, with fitted carpet and under floor heating, double glazed window to front, television and telephone points, modern fitted range of wall and base level kitchen units with complimentary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, matching up-stands, inset electric ceramic hob and built-in electric oven with glass splash backpack and extractor fan, tiled flooring, space for washing machine, integrated fridge freezer and dishwasher, under cupboard lighting, thermostat heating control, smooth ceiling with recessed spot lights.

DOUBLE BEDROOM
13' 1" x 8' 6" Max. (3.99m x 2.59m) Fitted carpet with under floor heating, double glazed window to front, thermostat heating control, smooth ceiling.

DOUBLE BEDROOM
20' 9" x 9' 4" Max. (6.32m x 2.84m) Fitted carpet with under floor heating, double glazed window to front, thermostat heating control, television point, smooth ceiling.

ALLOCATED PARKING
One parking bay (116) is provided at ground floor level.
Agents Note: 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.