

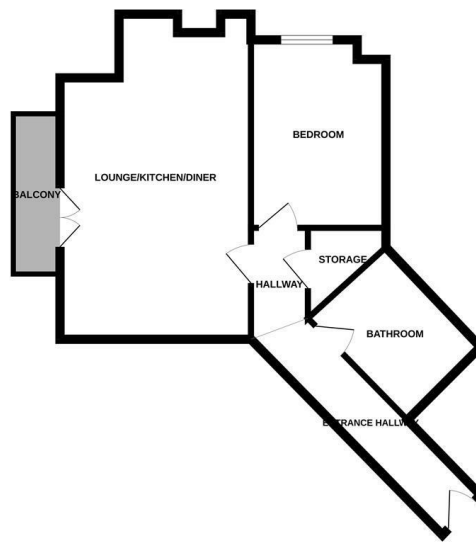


13 Blue Mill Paper Mill Yard | | Norwich | NR1 2GG

£150,000

****MODERN ONE BED APARTMENT IN THE DESIRABLE PAPER MILL DEVELOPMENT**** Gilson Bailey are delighted to offer with NO ONWARD CHAIN this WELL PRESENTED, FIRST FLOOR, ONE BEDROOM apartment with accommodation comprising communal entrance, door to entrance hall with doors to OPEN PLAN LOUNGE/KITCHEN/DINER with a BALCONY, LARGE DOUBLE BEDROOM and BATHROOM. The apartment benefits DOUBLE GLAZING, UNDERFLOOR HEATING and is presented in GOOD DECORATIVE ORDER order throughout. Outside there are communal gardens, lovely river walks and one allocated SECURE PARKING SPACE. The property would make an excellent first time purchase or buy to let investment so be quick to book a viewing.





Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, levels and any other data are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropac (2024)

Location

Blue Mill is situated close by to the Riverside complex offering a good selection of shops, coffee shops, pubs, restaurants, gym and cinema. You are within walking distance of Norwich train station and City centre. There is ease of access to Norwich Ring Road, A47 southern bypass and Whitlingham Country Park.

Accommodation Comprises

Secure intercom entry with lift and stairs to first floor. Front door to:

Entrance Hall

Doors to lounge/kitchen/diner, bedroom and bathroom.

Lounge/Kitchen/Diner 20'9" x 12'2"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob, fitted oven, integrated fridge/freezer, washing machine and dishwasher, underfloor heating, sliding doors to balcony.

Bedroom 11'10" x 9'2"

Double glazed window, underfloor heating.

Bathroom 8'5" x 6'8"

Tiled bath with shower over, low level WC, hand wash basin, heated towel rail, extractor fan.

Outside

Communal lawned gardens, allocated secure underground parking space.

Local Authority

Norwich City Council, Tax Band A

Tenure

Leasehold – Term 125 years from 1 January 2007. Please note ground rent and service/maintenance charges are to be confirmed. For further information, please contact the office.

Utilities

Ultrafast full fibre broadband available. Mains water and electric.




Local Authority

Norwich City Council, Tax Band A

Tenure

Leasehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		81	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.