



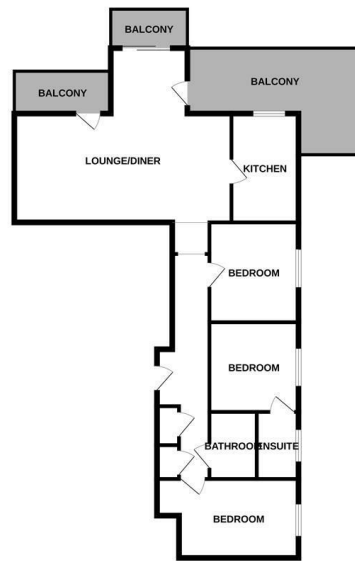
**404 Albion Mill, King Street | | Norwich | NR1 2BU**

**£350,000**

**\*\*SPACIOUS APARTMENT WITH GLORIOUS RIVER VIEWS OVER NORWICH AND PARKING\*\*** Gilson Bailey are delighted to offer this LARGE, THREE BEDROOM, MODERN APARTMENT situated in an exclusive riverside development within walking distance to the City Centre. Accommodation comprising secure intercom entry, private entrance hall, spacious lounge/diner with three balconies over looking the river, kitchen, bathroom and three bedrooms with one having an en-suite shower room. The apartment benefits from double glazing, electric heating, allocated parking space, a long lease and if offered with no onward chain. The property would suite a wide array of buyers so be quick to book a viewing.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other details 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 by any prospective purchaser. The accuracy, validity and applicability of this plan are not intended and no guarantee as to their accuracy or efficiency can be given.  
Made with Metaplan 12/2011

## Location

Situated close by to the Riverside development with its range of shops, supermarkets, pubs, cafes and restaurants along with gym, cinema and bowling alley. You are within walking distance of the City centre with ease of access to the Norwich Ring Road and A47 southern bypass.

## Accommodation Comprises

Secure intercom entry. Front door to:

### Entrance Hall

Doors to lounge/diner, three bedrooms and bathroom.

### Lounge/Diner 30'6" x 20'10"

Doors to two balconies, two electric heaters.

### Kitchen 11'6" x 7'8"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob, fitted oven, integrated fridge/freezer, washing machine and dishwasher, double glazed window.

### Bedroom One 11'0" x 10'9"

Double glazed window.

### En-Suite 7'7" x 4'5"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Bedroom Two 11'11" x 10'8"

Double glazed window, electric heater.

### Bedroom Three 18'0" x 9'1"

Double glazed window, electric heater.

## Bathroom 7'6" x 5'6"

Panelled bath, low level WC, hand wash basin, heated towel rail, extractor fan.

## Outside

One allocated secure parking space.

## Local Authority

Norwich City Council, Tax Band E.


## Tenure

Leasehold - Term 999 years from 1 January 2005. Please note ground rent is £150 per annum and service/maintenance charges are £1905 every six months. For further information, please contact the office.





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Local Authority

Norwich City Council, Tax Band E

#### Tenure

Leasehold

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.

<https://www.gilsonbailey.co.uk>  
01603764444