



83 Blue Mill Paper Mill Yard, Norwich

Norwich



Minors & Brady

83 Blue Mill Paper Mill Yard

Norwich, Norwich

Beautifully presented and move-in ready, this modern flat enjoys a prime position in Norwich's sought-after Riverside Quarter, just a short walk from the historic city centre. The home features a light-filled open-plan living space with a stylish fitted kitchen and integrated appliances, a generous double bedroom, and a contemporary bathroom finished with sleek tiling. Outside, residents benefit from communal gardens and scenic riverside walks, while an allocated underground parking space provides convenience. With excellent amenities on the doorstep, including Riverside Retail Park, restaurants, cafés, bars, cinema, and gym, this apartment offers both comfort and an enviable lifestyle setting.

Location

Blue Mill Paper Mill Yard enjoys a prime position in Norwich's riverside quarter, just a short stroll from the historic city centre. The area is well known for its lively atmosphere, with an excellent choice of restaurants, cafés, and bars along the river, as well as Riverside Retail Park with its cinema, gym, and shops. Norwich Train Station is within easy reach, providing regular services to London and Cambridge, while bus routes nearby link to wider parts of the city. The property also benefits from being close to Norwich's cultural landmarks, including Norwich Cathedral, the Castle, and Chapelfield Gardens, making it an ideal setting for both convenience and leisure. Residents can also enjoy riverside walks and cycle paths, offering a scenic way to explore the city.



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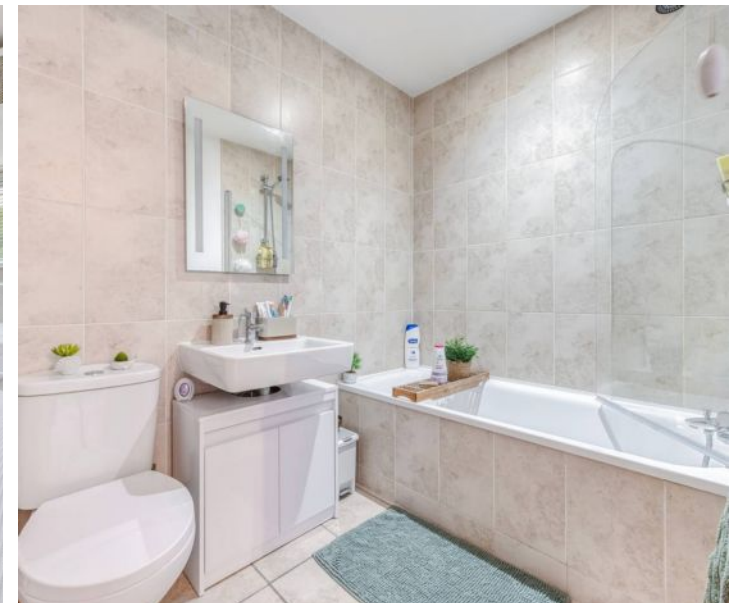
Norwich, Norwich

Blue Mill, Paper Mill Yard, Norwich

Upon entering the building, the apartment can be reached by either the stairs or the convenience of a lift. Stepping inside, you are welcomed by a light-filled entrance hall with a useful airing cupboard. From here, you are drawn through to the heart of the home, an open-plan living area designed with modern living in mind. The kitchen is both stylish and practical, finished with sleek grey gloss wall units and contrasting wood-effect base cabinets that provide ample storage. Integrated appliances include an oven with a hob and extractor, while the stainless steel sink is set into worktops that extend to create a convenient preparation area. Under-cupboard lighting and tiled flooring enhance the space, creating a bright and workable setting.

The kitchen flows easily into a dining area and a spacious lounge, where large windows and inset ceiling spotlights fill the room with light. Neutral décor and light flooring add to the clean, contemporary finish, making this an inviting setting for both day-to-day living and entertaining.

The apartment also offers a generous double bedroom, complete with carpet flooring and plenty of natural light. The bathroom is finished with full-height tiling and fitted with a bath and overhead shower, glass screen, wash basin, and WC. This modern space is designed for comfort and ease of use, offering a bright and low-maintenance environment.



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For added comfort, the property includes underfloor heating along with double glazing throughout.

Outside, residents enjoy access to communal gardens and riverside walks, while an allocated underground parking space on the shared driveway ensures convenience.

Agents notes

We understand that the property will be sold leasehold, connected to main services water, electricity and drainage.

Heating system- Underfloor heating

Council Tax Band- A

Years left on lease: 107 Years

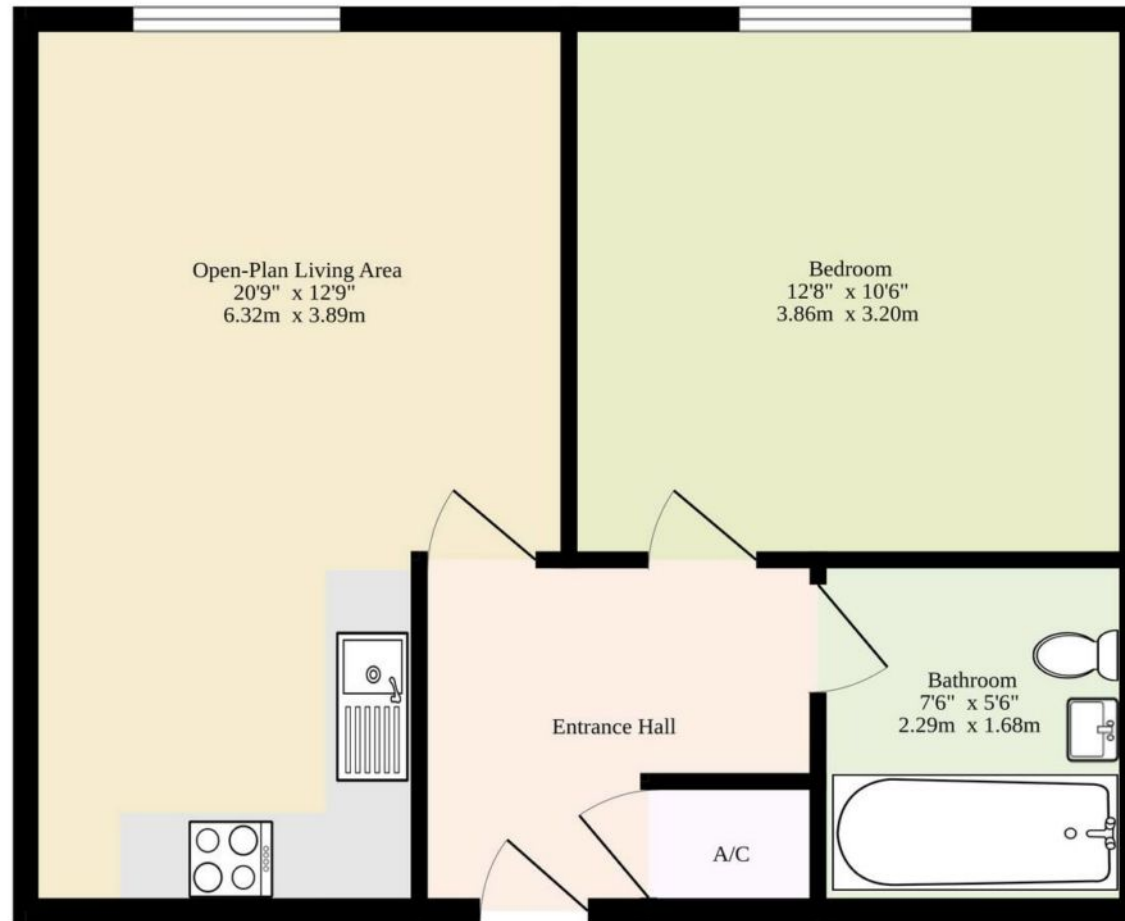
Ground rent: £150 per annum

Maintenance fee: £2,500 per annum (including parking permit cost, water and sewerage, buildings insurance, and the cleaning and maintenance of the building, grounds, and communal areas)



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515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 515 sq.ft. (47.8 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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Dreaming of this home? Let's make it a reality



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady
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