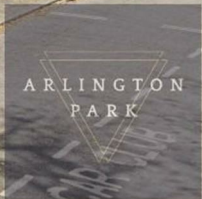


ARLINGTON
PARK



56 Mill Hill Road
, Norwich, NR2 3DS
O.I.R.O £150,000



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This charming first-floor flat is located in the coveted Golden Triangle of Norwich, offering a blend of period charm and modern comfort. The property features a communal entrance, entrance hall, living room, dining room, kitchen, one bedroom, and bathroom.

- Prime location
- Peaceful grounds
- 1 Bedroom
- Period charm & Modern Comfort
- Leasehold property



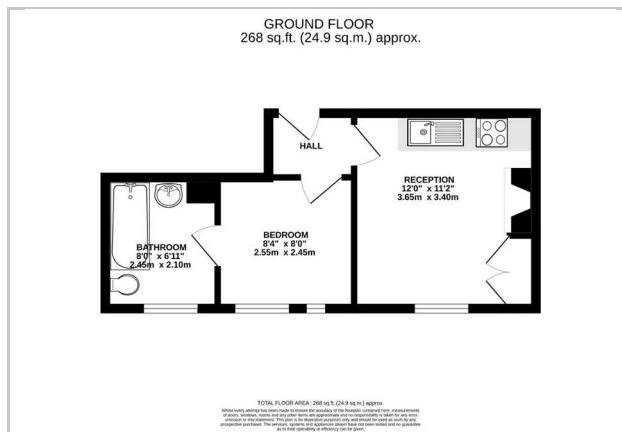
Nestled within the popular Golden Triangle of Norwich, this delightful 1 bedroom first-floor flat offers a blend of period charm and modern comfort.

While retaining its historic character, the flat has been thoughtfully modernised with double glazed upvc sash windows installed in 2021 and a refurbished bathroom in 2022. Its prime location on the outskirts of Norwich City Centre provides easy access to the city's vibrant cultural scene, bustling shopping districts, and excellent transport links.

Outside, the property enjoys the tranquility of communal gardens and the convenience of a designated residents' parking area and bike storage facilities.

The property is on a 125 year lease which began in 2005. Our client currently pays £100 ground rent per annum. The service charges for 2023/2024 were temporarily inflated to allow for internal redecoration of the property which is scheduled to be completed soon. Charges are expected to be revised to approximately £250 per quarter.

This charming flat offers a fantastic opportunity to experience the best of Norwich living. Contact us today to arrange a viewing and discover the perfect blend of history and modern convenience.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	79
England & Wales		EU Directive 2002/91/EC	