



**Blue Mill Paper Mill Yard, Norwich NR1 2GG**

**welcome to**

**Blue Mill Paper Mill Yard, Norwich**

A DELIGHTFUL, PURPOSE BUILT ONE BEDROOM SECOND FLOOR APARTMENT situated on a development in Norwich's riverside which lies just south east of Norwich city centre, it is also being sold with the added benefit of NO ONWARD CHAIN! **\*\*Viewings are highly recommended!!\*\***



**Public Notice**

ADDRESS...34 Blue Mill, Paper Mill Yard, Norwich,  
NR1 2GG

We are acting in the sale of the above property and  
have received an offer of £110,000

Any interested parties must submit any higher offers  
in writing to the selling agent before an exchange of  
contracts takes place

EPC Rating: B

**Communal Entrance Hall**

With stairs and lift access to second floor.

**Entrance Door**

Airing cupboard with hot water tank and walk  
mounted entry phone system.

**Living/ Diner/ Kitchen Area**

10' x 6' 1" ( 3.05m x 1.85m )

Kitchen Area: Eye and base level kitchen units with  
built in electric hob, built in oven, built in washing  
machine, built in dishwasher, built in fridge/ freezer,  
fitted stainless steel splashbacks and extractor over.

Living Area: Triple windowed bay to rear aspect,  
smooth ceilings and inset spotlighting.

**Bedroom One**

19' 7" max. x 11' 10" max. ( 5.97m max. x 3.61m max. )

Windows to rear aspect and smooth plastered  
ceiling.

**Bathroom**

Paneled bath with shower over, wash hand basin,  
W/C, smooth plastered ceilings, extractor fan and  
heated towel rail.

**Exterior**

The property has secure undercroft parking and  
there is also visitors parking on site.



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welcome to

## Blue Mill Paper Mill Yard, Norwich

- Superb one bedroom purpose built apartment
- Situated in Norwich's sought after Riverside
- Secure parking
- Ideal first time buy/ buy to let
- Open plan lounge/ dining/ kitchen

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR140092 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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