

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!!**

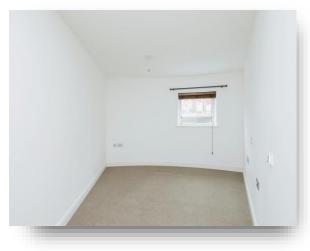












Public Notice

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" ($3.05m \times 1.85m$) 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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- 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

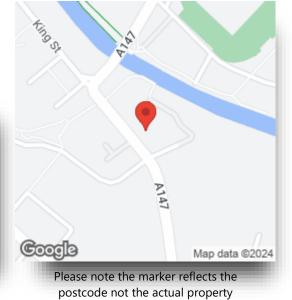
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£120,000



view this property online williamhbrown.co.uk/Property/NOR140092







Property Ref: NOR140092 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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