



**Old Mustard Mill, Paper Mill Yard, Norwich, NR1 2GE**



**welcome to**

## **Old Mustard Mill Paper Mill Yard, Norwich**

THIS IMMACULATELY PRESENTED THREE BEDROOM DUPLEX APARTMENT is situated within a central location, close to many local amenities and benefiting from views over the river. The property has been renovated to a high standard throughout. \*\* To schedule a viewing, please do contact the office!! \*\*



**Entrance Hall  
Cloakroom**

Plumbing for washing machine, wash hand basin, wc and tiled flooring.

**Snug/ Bedroom Three**

12' 1" x 10' 10" ( 3.68m x 3.30m )

Window to side, karndean flooring and underfloor heating.

**Kitchen/ Dining Room**

23' 7" x 13' ( 7.19m x 3.96m )

Wall & base units, work surfaces, electric oven, electric hob, cooker hood, wind cooler, integrated microwave, integrated fridge/ freezer, sink with drainer, karndean flooring and river views.

**Bedroom One**

23' 9" x 8' 10" ( 7.24m x 2.69m )

Windows to front & side with river views, carpeted floor and underfloor heating.

**Bedroom Two**

12' 3" x 10' 10" ( 3.73m x 3.30m )

Window to side, carpeted floor, underfloor heating and door to ensuite:-

**Ensuite**

Shower cubicle, wash hand basin, wc and partially tiled.

**Bathroom**

Bath with shower over, wash hand basin, wc and tiled flooring.



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## **Old Mustard Mill Paper Mill Yard, Norwich**

- RIVER VIEWS
- Renovated throughout
- Bathroom & ensuite
- Two/ three bedroom
- Allocated parking

Tenure: Leasehold EPC Rating: D

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.

# £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR142094 - 0002

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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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