



## 6 Albion Mill

King Street, Norwich, NR1 2BU

**BROWN & CO**







## 6 Albion Mill, King Street, Norwich, NR1 2BU

A superb two-bedroom lower ground floor apartment superbly positioned on the banks of the river Wensum. Open plan living accommodation and an outside courtyard which benefits from delightful views.

£275,000 LEASEHOLD



### DESCRIPTION

Apartment 6, Albion Mill is a superb lower ground floor apartment situated in a central location with a key feature being the outside courtyard which sits directly on the banks of the river Wensum and offers superb views. The accommodation is well arranged and is particularly spacious throughout and will be of great interest to a wide variety of buyers keen to establish themselves in a sought-after location with access to a variety of local amenities which include Norwich Train Station.

Albion Mill is approached into the main, secure communal hall with lift access and steps which lead down into the hall. No.6 is accessed into a spacious entrance hall which enjoys access to two double bedrooms with fitted wardrobes to the principal bedroom, family bathroom, two storage cupboards and the sitting/dining room.

This lovely space is perfect for any occasion and links well with the kitchen area. Steps lead up from the sitting room to the focal point of the apartment, being the decked outside space which wraps around the rear elevation and enjoys fine views over and across the river Wensum.

The apartment is offered to the market with on onward chain.

Tenure - Leasehold, remainder of a 999 year lease commencing on 1st January 2005.

Services - Mains water, mains electricity, mains drainage.

Local authority - Norwich City Council.

### LOCATION

The property is situated on historic King Street and within walking distance of the excellent facilities and amenities of the city centre. King Street is mostly pedestrianised and has been substantially improved by the City Council, providing a pleasant pedestrian link between the city centre and the new Riverside Development area. The apartment is just outside this but is within a short walk up to the cobbles. There are a number of local facilities and amenities in the immediate area including the Riverside Retail Park, a supermarket and Norwich Swimming Pool and the city railway station is within walking distance.

### DIRECTIONS

On foot from Tombland, by the Cathedral, proceed along Upper King Street, straight over the junction with Prince of Wales Road to the traffic lights at Rose Lane. Continue over Rose Lane into King Street following the road along passing Music House Lane on the right and continue until the end of the road. Turn left continuing



on King Street and Albion Mill is located on the left-hand side.

### AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## IMPORTANT NOTICES

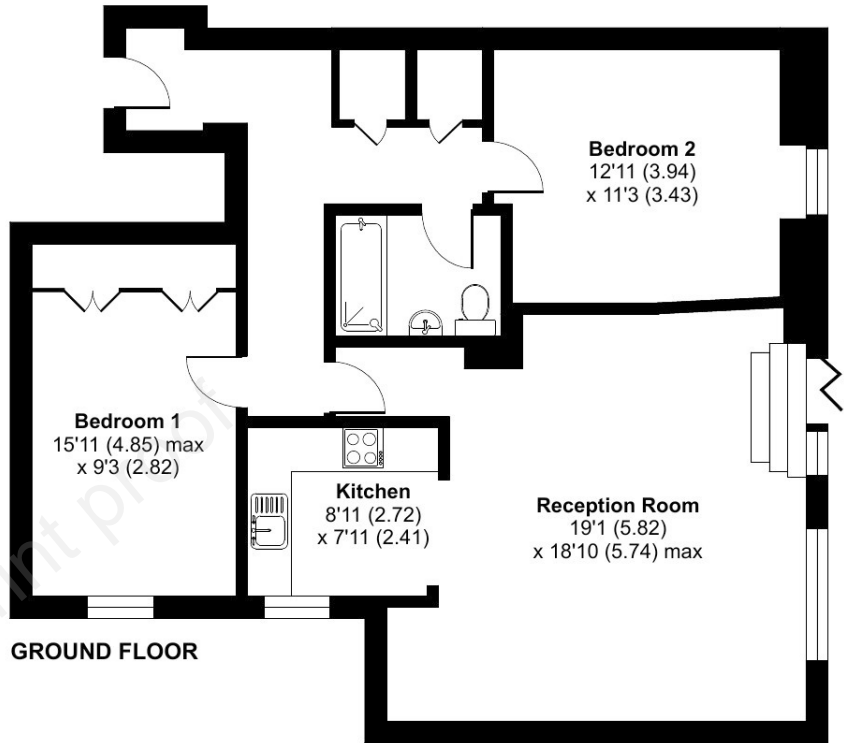
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# Albion Mill, King Street, Norwich, NR1

Approximate Area = 902 sq ft / 83.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Brown & Co. REF: 1313049