



**Millgate, Aylsham, Norwich, NR11 6HX**

**welcome to**

**Millgate, Aylsham, Norwich**

Offered with no onward chain is this stunning period home set in the highly sought after location of Millgate in Aylsham. This property set over 3 floor enjoys 2 wonderful top floor bedrooms with exposed timbers, a generous lounge/diner, fitted kitchen and stylish bathroom! Call us now to view!



## Description

Situated within the heart of the popular market town of Aylsham, this beautiful Grade II listed maisonette offers a rare opportunity to own a characterful home finished to an exceptional standard throughout.

Occupying the upper floors of this historic building, the property boasts two stunning principal bedrooms located on the top floor, each showcasing striking exposed A-frame timbers that create a wonderful sense of space and architectural interest. These features are complemented by high-quality finishes, blending period charm with contemporary comfort.

The maisonette has been carefully renovated to the highest of standards, with thoughtful attention paid to both detail and design, resulting in a stylish yet sympathetic living environment. The accommodation offers a unique and elegant layout, ideal for those seeking character, quality, and a central town location.

Perfectly positioned to enjoy Aylsham's excellent range of independent shops, cafés, and amenities, this exceptional home combines historic charm with modern living in one of Norfolk's most sought-after market towns.

## Entrance Hall

Stairs to the first floor, radiator, tiled floor.

## First Floor Landing

Window with shutters, built in cupboard, radiator, exposed timbers. Stairs to the top floor

## Lounge

Two windows to the front aspect with shutters, cast iron fireplace with decorative surround, exposed timbers, two radiators, TV point.

## Kitchen

Fitted with a range of base level units with work surface and tiled splashback, stainless steel sink and drainer unit with mixer tap over, electric cooker point, plumbing for washing machine, space for fridge/freezer, spotlights, central heating boiler, window, tiled floor.

## Bathroom

Stylish suite comprising Jacuzzi bath with shower attachment and drench head shower over, vanity wash hand basin, low level WC, heated towel rail/radiator, window with shutters, tiled floor.

## Top Floor Landing

Exposed timbers, skylight, built in cupboard.

## Bedroom 1

Exposed timbers, skylight, radiator.

## Bedroom 2

Exposed timbers, skylight, radiator.

## Agent's Note

The vendor is also the freeholder and has said he will extend the lease for the purchaser and will grant a 125 year lease at the sale of the property, for a fee of £2,500.

The term of the lease is 99 years from 14/02/1990, which means there are currently 63 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.



Total floor area 108.0 m<sup>2</sup> (1,162 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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## Millgate, Aylsham, Norwich

- Stunning Period Maisonette Flat
- 2 Double Bedrooms with Vaulted Ceilings
- Generous Lounge/Diner
- Fitted Kitchen
- Stylish Bathroom
- No Onward Chain

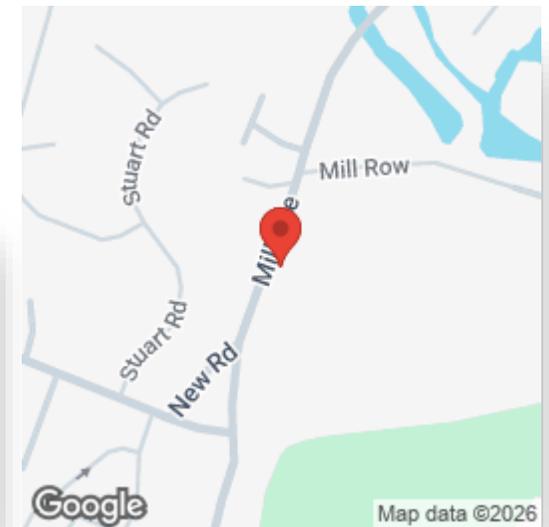
Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: Deleted Service Charge: Ask Agent

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 14 Feb 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYS110179 - 0005

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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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