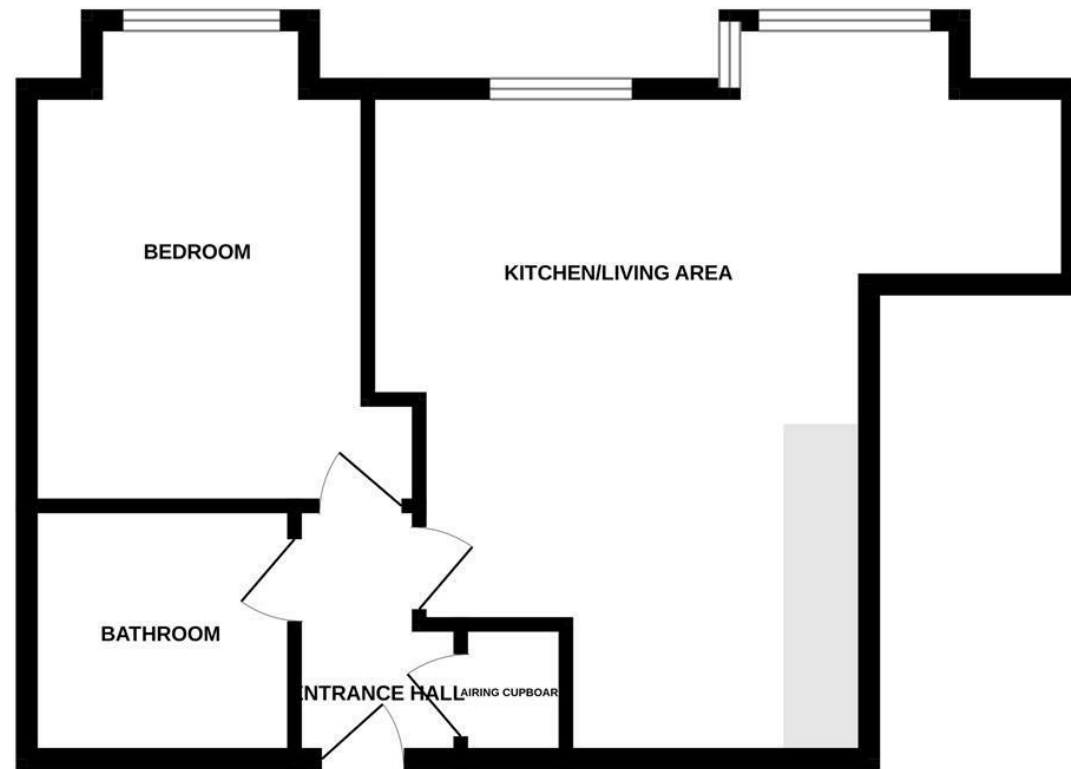


## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



## 19 Granary View Paper Mill Yard | | Norwich | NR1 2GD

**£190,000**

**\*\*RARELY AVAILABLE SPACIOUS APARTMENT WITH STUNNING RIVER VIEWS AND UNDERGROUND PARKING\*\*** Gilson Bailey are delighted to offer this rarely available and generously proportioned, one bedroom first floor apartment, ideally positioned on the edge of Norwich City Centre and boasting striking views over the river. Presented in excellent condition throughout, this attractive apartment offers a fantastic combination of spacious modern living and a highly convenient location. Accessed via secure intercom entry, the accommodation comprises a private entrance hall leading into a bright and spacious open-plan kitchen/living area, incorporating a versatile dining/study space enjoying glorious river views, making it an ideal spot for dining or working from home. There is also a large double bedroom and bathroom. Outside, the property benefits from the considerable advantage of one secure underground parking space, while beautiful riverside walks are easily accessible from the development. Further benefits include double glazing, electric underfloor heating and a long lease. With its impressive river outlook, generous accommodation, secure parking and excellent position close to the City Centre, this superb apartment would make an ideal first-time purchase or buy-to-let investment, so be quick to book a viewing.



#### Location

Granary View is situated close by to the Riverside complex offering a good selection of shops, coffee shops, pubs, restaurants, gym and cinema. You are within walking distance of Norwich train station and City centre. There is ease of access to Norwich Ring Road, A47 southern bypass and Whitlingham Country Park.

#### Accommodation Comprises

Secure intercom entry with stairs and lift to first floor. Front door to:

#### Entrance Hall

Doors to kitchen/living area, bedroom, bathroom and cupboard.

#### Kitchen/Living Area 23'11" x 22'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, two double glazed windows, underfloor heating.

#### Bedroom 18'3" x 10'10"

Double glazed window, radiator.

#### Bathroom 8'1" x 6'10"

Bath with shower over, low level WC, hand wash basin, extractor fan.

#### Outside

One secure underground parking space and access to riverside walks.

#### Local Authority

Norwich City Council, Tax Band A.

#### Tenure

Leasehold- Term 250 years from 1 January 2016. Please note ground rent is £420 per annum and service/maintenance charges are £2483.96 per annum. For further information, please contact the office.

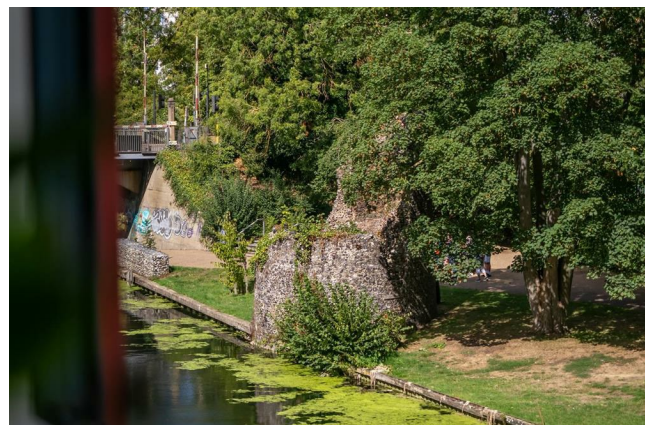
#### Utilities

Fibre to the property.  
Mains water and electric.

#### Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd.



All required checks must be completed before a memorandum of sale can be issued.

