



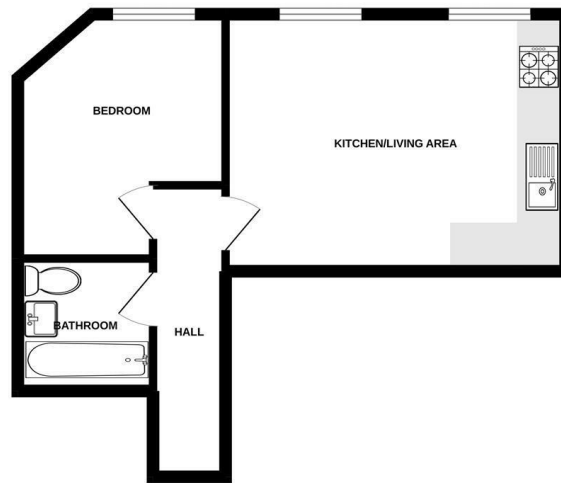
9 Old Mustard Mill Paper Mill Yard | | Norwich | NR1

Guide Price £140,000

****GUIDE PRICE £140,000 - £150,000 MODERN GROUND FLOOR APARTMENT IN THE DESIRABLE PAPER MILL DEVELOPMENT**** Gilson Bailey are delighted to offer this well presented, ground floor, one bedroomed apartment with accommodation comprising communal entrance, door to entrance hall with doors to open plan kitchen/living area, double bedroom and bathroom. The apartment benefits double glazing, underfloor heating and is offered with no onward chain. Outside there are communal gardens, lovely river walks and one allocated secure parking space. The property would make an excellent first time purchase or buy to let investment so be quick to book a viewing.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, fixtures, fittings 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 condition or efficacy can be given.
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Location

Old Mustard Mill 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 front door to:

Entrance Hall

Doors to kitchen/living area, bedroom and bathroom.

Kitchen/Living Area 21'3" x 11'11"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob, integrated fridge/freezer and washing machine, double glazed windows, underfloor heating.

Bedroom 13'11" x 12'10"

Double glazed window, underfloor heating.

Bathroom 8'1" x 5'8"

Tiled bath with shower over, low level WC, hand wash basin, heated towel rail, extractor fan.

Outside

Communal lawned gardens, allocated secure underground parking space, riverside walks.

Tenure

Leasehold - Term 125 years from 1 January 2007. Please note ground rent is £250 per annum and service/maintenance charges is £140 per month. For further information, please contact the office.

Local Authority

Norwich City Council, Tax Band A

Utilities

Ultrafast Boradband Available
Mains water and electricity.


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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band A

Tenure

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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 01603764444