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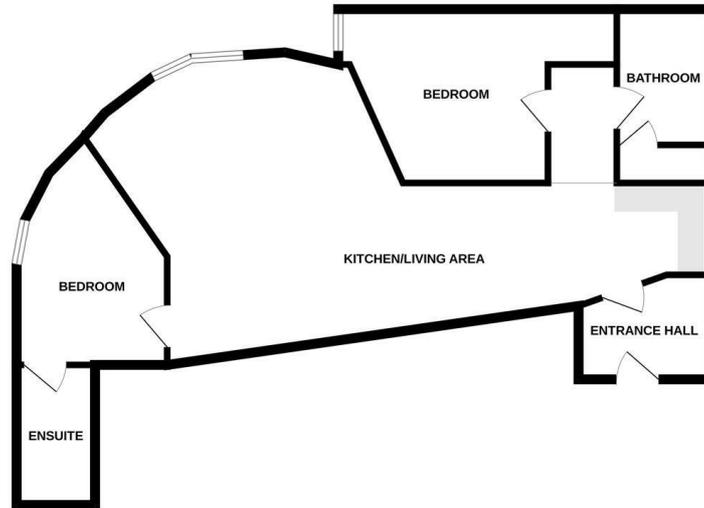
10 Blue Mill Paper Mill Yard | | Norwich | NR1 2GG

£220,000

****STUNNING RENOVATED APARTMENT OFFERED WITH NO ONWARD CHAIN****
Gilson Bailey are delighted to offer this beautifully renovated and exceptionally spacious two-bedroom first-floor apartment, perfectly positioned within the highly sought-after Paper Mill Yard development and just a short walk from the vibrant city centre of Norwich. Accessed via a secure intercom entry system, the stylish accommodation comprises a private entrance hall leading to an impressive open-plan kitchen and living space designed for modern living, a contemporary bathroom and two well-proportioned bedrooms, with the principal bedroom enjoying the luxury of a newly fitted en-suite shower room. Externally, the property benefits from an allocated off-road parking space, while further features include double glazing, newly installed underfloor heating and the advantage of being offered with no onward chain. This superb apartment presents a fantastic opportunity for first-time buyers or investors seeking a high-quality buy-to-let in a prime and convenient location, and early viewing is highly recommended.

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FIRST FLOOR
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft. (88.0 sq.m.) approx.
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, fixtures and appliances shown have not been tested and no guarantee is given as to their condition or whether they are green.
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Location

Blue 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 stairs and lift to first floor.
Front door to:

Entrance Hall

Door to kitchen/living area, underfloor heating.

Kitchen/Living Area 37'9" x 20'8"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washer/dryer and dishwasher, double glazed window, underfloor heating.

Bedroom One 15'5" x 14'0"

Double glazed window, underfloor heating.

En-Suite 8'5" x 4'8"

Shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan, backlit LED demister mirror, underfloor heating.

Bedroom Two 16'6" x 12'0"

Double glazed window, underfloor heating.

Bathroom 8'1" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, backlit LED demister mirror, extractor fan, underfloor heating, walk-in utility cupboard.

Outside

One allocated parking space.

Local Authority

Norwich City Council, Tax Band D.

Tenure

Leasehold – Term 250 years from 1 January 2016.
Service Charge is £3013 per annum and Ground Rent is £187.50 per annum.

Utilities

Fibre to the property.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band D

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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