



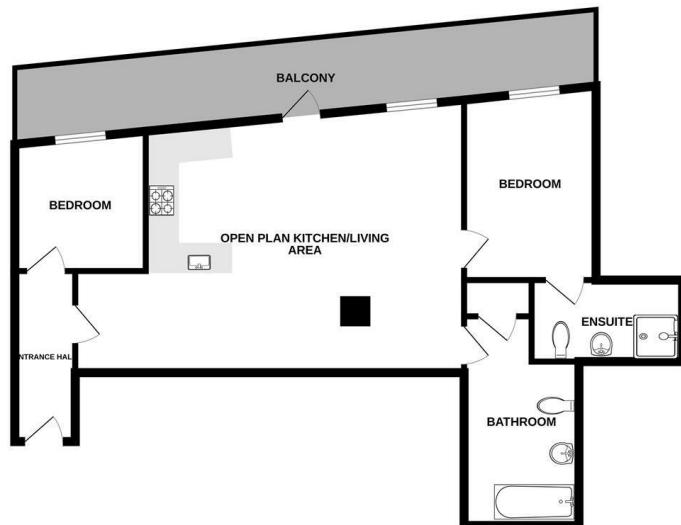
## 46 Blue Mill Paper Mill Yard | Norwich | NR1 2GG

**£240,000**

**\*\*STUNNING APARTMENT WITH A LARGE BALCONY AND OFF ROAD PARKING\*\***

Gilson Bailey are delighted to present this stunning, modern and spacious two-bedroom third-floor apartment, superbly located within the highly sought-after Paper Mill Yard development, just a short walk from the City Centre. The beautifully presented accommodation comprises a welcoming entrance hall, a bright open-plan kitchen/living area with direct access to a generous balcony, a stylish bathroom and two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. Externally, the property includes one allocated parking space. Further benefits include double glazing, electric heating and an excellent standard of presentation throughout. An ideal first-time purchase or investment opportunity, early viewing is highly recommended.

**G**  
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**GROUND 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given. All floor areas are approximate. No EPC is given.  
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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 third floor.  
Front door to:

**Entrance Hall**

Doors to kitchen/living area and bedroom.

**Open Plan Kitchen/Living Area 25'3" x 17'7"**

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, door to balcony, double glazed window.

**Bedroom One 12'7" x 8'7"**

Double glazed window.

**En-Suite 9'10" x 5'3"**

Shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan.

**Bedroom Two 9'0" x 8'6"**

Double glazed window.

**Bathroom 12'10" x 5'7"**

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

**Outside**

One allocated parking space.

**Local Authority**

Norwich City Council, Tax Band C.

**Tenure**

Leasehold – Term 250 years from 1 January 2016.  
Service Charge £2700.37 per annum & Ground Rent £290 per annum.

**Utilities**

Fibre broadband available.  
Mains water and electric.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

Norwich City Council, Tax Band C

### 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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