



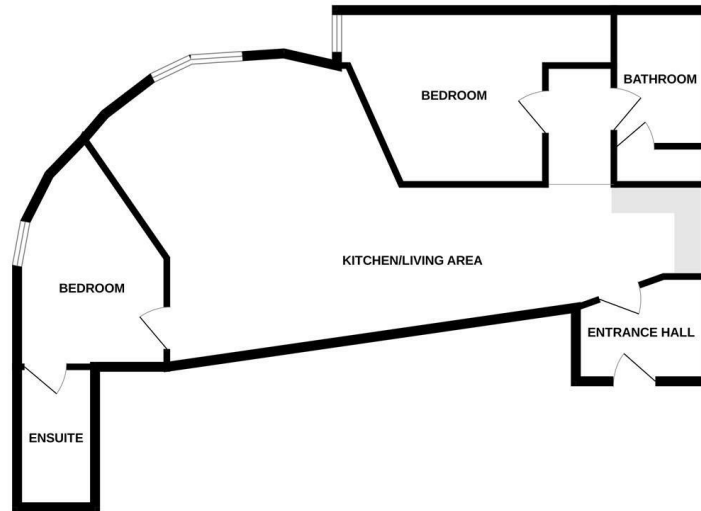
**10 Blue Mill Paper Mill Yard | | Norwich | NR1 2GG**

## **Price Guide £210,000**

**\*\*Guide Price £210,000-£220,000\*\***

**\*\*LARGE, STUNNING, RENOVATED APARTMENT - THAT MUST BE VIEWED - 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. The 957sqft (88sqm) of accommodation is 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.



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

TOTAL FLOOR AREA: 947 sq.ft. (88.0 sq.m.) approx.  
While 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 inspected and no guarantee is given as to their condition or existence or any other matter.  
Made with Metropop (2020)

### 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, luxury vinyl tile flooring, 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, luxury vinyl tile flooring, underfloor heating.

#### Bedroom One 15'5" x 14'0"

Double glazed window, luxury vinyl tile flooring, 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, luxury vinyl tile flooring, underfloor heating.

#### Bedroom Two 16'6" x 12'0"

Double glazed window, luxury vinyl tile flooring, 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, luxury vinyl tile flooring, 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 inclusive of water rates per annum and Ground Rent is £187.50 per annum.


### 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.


**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>                            | <b>69</b>                  | <b>70</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<br>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.