6 Old Mustard Mill Paper Mill Yard | | Norwich | NR1 3GF

Guide Price £185,000

** GUIDE PRICE £185,000 - £195,000 - NO ONWARD CHAIN ** Gilson Bailey are delighted to offer this well presented and spacious two-bedroom ground floor apartment, superbly located within the highly sought-after Paper Mill Yard development along the River Wensum. Accessed via a secure intercom entry system, the accommodation comprises an entrance hall, a open-plan kitchen/living area ideal for modern living, two good sized bedrooms, and a contemporary bathroom. Externally, the property includes one secure allocated parking space, while additional features include double glazing, underfloor heating and the advantage of no onward chain. Perfectly suited to a wide range of buyers the apartment must be viewed to be fully appreciated.

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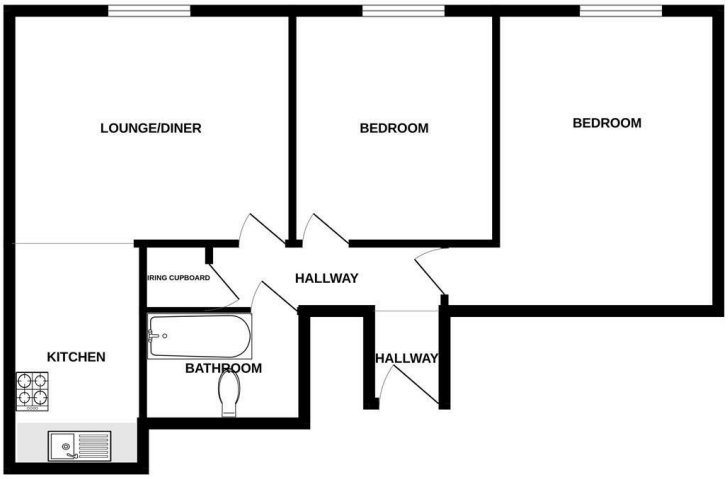
Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 I sales@gilsonbailey.co.uk

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 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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Location
Old Mustard Mill is situated close 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
Door to

Hallway
Doors to all rooms and storage cupboard

Bedroom Two 11'5" x 10'2"
Window to front

Bedroom One 14'9" x 11'1"
Window to front

Bathroom
Low Level WC, wash basin, bath with shower over, extensive tiling.

Living Area/ Kitchen 14'1"x 11'5"
kitchen area, window to front Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer space for washing machine.

Outside
One allocated parking space and communal grounds

Tenure
Leasehold
Term 125 years from 01 January 2007
Service Charge: £3017.92 pa

Local Authority
Norwich City Council - Tax Band C

Utilities
Ultrafast Broadband available.
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.

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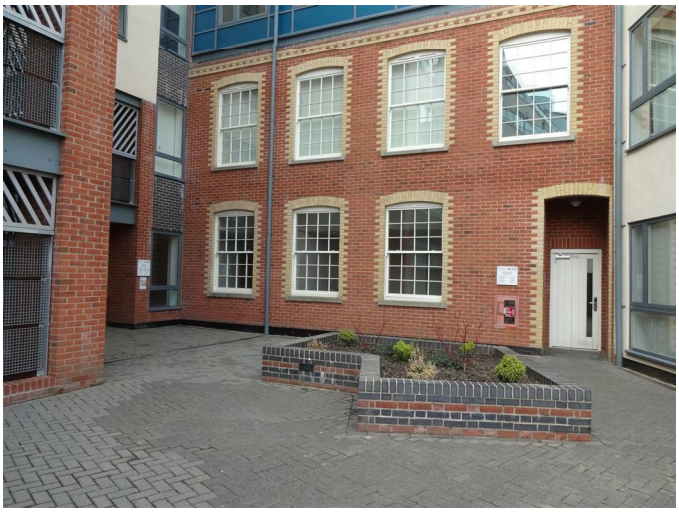

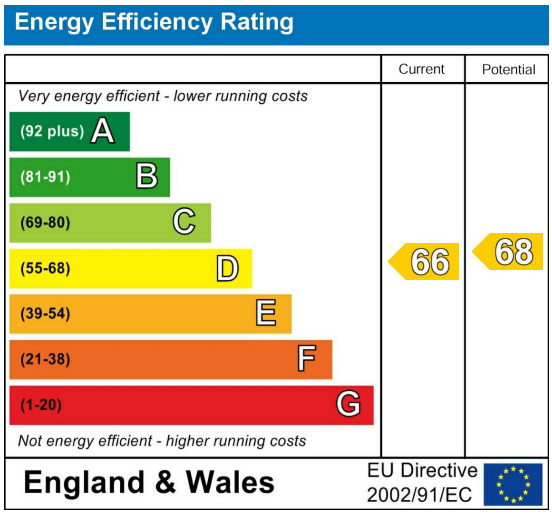

Local Authority

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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