



**Old Mustard Mill, Paper Mill Yard, Norwich, NR1 2GE**

**welcome to**

**Old Mustard Mill, Paper Mill Yard, Norwich**

THIS IMMACULATELY PRESENTED THREE BEDROOM DUPLEX APARTMENT is situated within a central location, close to many local amenities and benefiting from views over the river. The property has been renovated to a high standard throughout. To schedule a viewing, please do contact the office.



## Description

**\*\*STUNNING RIVER VIEWS\*\*** Situated within a central location, close to many local amenities including a multitude of shops, eateries and Norwich train station, William H Brown Norwich are proud to present to the market THIS IMMACULATELY PRESENTED THREE BEDROOM DUPLEX APARTMENT offering incredible views of the River Yare from the living accommodation and bedroom. The property has been lovingly renovated to a high standard by the current owners. As you enter the property via the ground floor, a welcoming hall way presents access to a snug/ bedroom three, a shower room, access to stairs and an absolutely beautiful open plan kitchen/ dining room which offers a genuine "wow factor" response upon seeing it for the first time due largely to the river views. To the lower floor, there are another two double bedrooms, bathroom and an ensuite shower room. Despite these bedrooms being on a lower floor, due to the position of the flat and outside areas, the windows are still elevated to the outside world and as such offer a level of privacy that you possibly would not expect from such a property. This property also comes with an allocated parking space in an underground car park. This property must be viewed to be appreciated.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Old Mustard Mill, Paper Mill Yard, Norwich

- RIVER VIEWS
- Renovated throughout
- Two bathrooms
- Three bedrooms
- Allocated parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 3489.55

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR140467 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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