



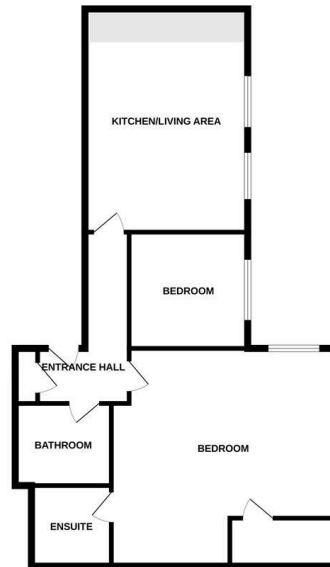
## 5 Old Mustard Mill | | Norwich | NR1 2GE

### Guide Price £200,000

**\*\*GUIDE PRICE £200,000 - £210,000 INCREDIBLY SPACIOUS GROUND FLOOR APARTMENT OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this beautifully presented and exceptionally spacious two-bedroom ground floor apartment, superbly located within the highly sought-after Paper Mill Yard development. Accessed via a secure intercom entry system, the accommodation comprises a welcoming entrance hall, a stylish open-plan kitchen/living area ideal for modern living, two well-proportioned bedrooms, and a contemporary bathroom, with the impressive main bedroom further benefiting from an en-suite shower room and a generous walk-in wardrobe. Externally, the property includes one secure allocated parking space, while additional features include double glazing, electric heating, and the advantage of no onward chain. Perfectly suited to first-time buyers or buy-to-let investors alike, this outstanding apartment must be viewed to be fully appreciated.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, levels and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown here are not intended as a guarantee, as to their availability or efficiency may be given. Made with MyPlan 6/2011

## 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

Secure intercom entry with front door to:

### Entrance Hall

Doors to kitchen/living area, two bedrooms and bathroom.

### Kitchen/Living Area 18'8" x 13'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and dishwasher, space for washing machine, two double glazed windows, electric heater.

### Bedroom One 18'2" x 17'3"

Double glazed window, large walk-in cupboard with lighting.

### En-Suite 6'10" x 6'7"

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

### Bedroom Two 9'10" x 9'8"

Double glazed window.

### Bathroom 7'11" x 5'6"

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

## Outside

One secure allocated parking space.

## Local Authority

Norwich City Council, Tax Band C.

## Tenure

Leasehold – Term 125 years from 1 January 2007. Please note ground rent is £150 per annum and service/maintenance charges is £2788.48 per annum. For further information, please contact the office.


## Utilities

Full fibre 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.


**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>71</b>	<b>74</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 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.