



11 Blue Mill Paper Mill Yard | | Norwich | NR1 2GG

Offers In Excess Of £145,000

****MODERN ONE BED APARTMENT IN THE DESIRABLE PAPER MILL DEVELOPMENT**** Gilson Bailey are delighted to offer with NO ONWARD CHAIN this WELL PRESENTED, ground floor, ONE BEDROOM apartment with accommodation comprising communal entrance, door to entrance hall with doors to OPEN PLAN LOUNGE/KITCHEN/DINER, LARGE DOUBLE BEDROOM and BATHROOM. The apartment benefits DOUBLE GLAZING, UNDERFLOOR HEATING and is presented in GOOD DECORATIVE ORDER order throughout. Outside there are communal gardens, lovely river walks and one allocated SECURE PARKING SPACE. The property would make an excellent first time purchase or buy to let investment so be quick to book a viewing.



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. Door to:

Entrance Hall

Doors to open plan lounge/kitchen/diner and bathroom.

Open Plan Lounge/Kitchen/Diner 19'7" x 14'10"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob, fitted oven, integrated fridge/freezer, washing machine and dishwasher, double glazed window, underfloor heating.

Bathroom 8'7" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, extractor fan.

Bedroom 11'8" x 10'10"

Double glazed window, underfloor heating.

Outside

Communal lawned gardens, allocated secure underground parking space.

Local Authority


Norwich City Council, Tax Band A

Tenure

Leasehold - Term 125 years from 1 January 2007. Please

note ground rent is £185 per annum and service/maintenance charges are £1619 per annum. For further information, please contact the office.


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band A

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.