

Arnolds | Keys



Blue Mill, 89 Paper Mill Yard, Norwich, NR1 2GG

Offers Over £220,000

- STYLISH FIFTH FLOOR APARTMENT
- TWO BEDROOMS
- BALCONY WITH STUNNING CITY VIEWS
- CLOSE TO CITY CENTRE
- SECURED ALLOCATED PARKING SPACE
- OPEN PLAN LIVING ACCOMMODATION
- RIVERSIDE LOCATION
- LIFT ACCESS

89 Paper Mill Yard, Norwich NR1 2GG

Ideally located by the riverside with easy access to the City Centre, this stylish fifth floor apartment boasts fantastic views across the City and to the Cathedral from it's spacious balcony. The apartment offers an open plan kitchen diner/living room, two bedrooms and a family bathroom.



Council Tax Band: C



DESCRIPTION

Situated in a fantastic riverside location, conveniently close to the City Centre, this fifth floor purpose built apartment boasts contemporary and beautifully presented accommodation. The windows of the home are all South/South East facing; creating bright living accommodation which is further benefitted with under floor heating. A fantastic feature of this property is the generous South/South East facing, private balcony; accessed from the living room, with plenty of space for outdoor dining and enjoying views across Norwich, River Wensum and out towards the Cathedral. The property offers an open plan kitchen diner/living room, two bedrooms and a family bathroom. There is lift access and a secure, allocated parking space with further visitor parking onsite.

ENTRANCE HALL

Engineered oak flooring, airing cupboard, doors to all rooms.

KITCHEN DINER/LIVING ROOM

The kitchen area is fitted with wall and base units with inset stainless steel sink and drainer, integrated appliances to include a dishwasher, washing machine and integrated fridge and freezer, electric Bosch fitted oven with electric hob and cooker hood over, tiled floor, under counter lights.

The living area features two double glazed windows to the side aspect, a double glazed patio door to the balcony and engineered oak flooring.

BATHROOM

The bathroom is fitted with a three piece suite comprising bath with mains connected shower over and mixer tap, WC, vanity unit with inset wash hand basin, extractor fan, electric heated towel rail, tiled floor and walls.

BEDROOM ONE

Double glazed window to side aspect, engineered oak flooring.

BEDROOM TWO

Double glazed window to side aspect, engineered oak flooring.

EXTERNAL

The apartment is ideally positioned alongside the River Wensum and features a visitor car park at the entrance. The property has one allocated and secured parking space.

LOCATION

The apartment is located just a short distance from the train station with direct routes across to the coast and into Cambridge and London. Norwich is a historic City with two shopping centres and a host of fantastic eateries, a market place and cobbled streets lined with boutique shops. The City offers a wealth of history including Norwich Castle and two stunning Cathedrals.

AGENTS NOTES

This property is Leasehold.

Mains electricity, water and drainage connected with electric underfloor heating.

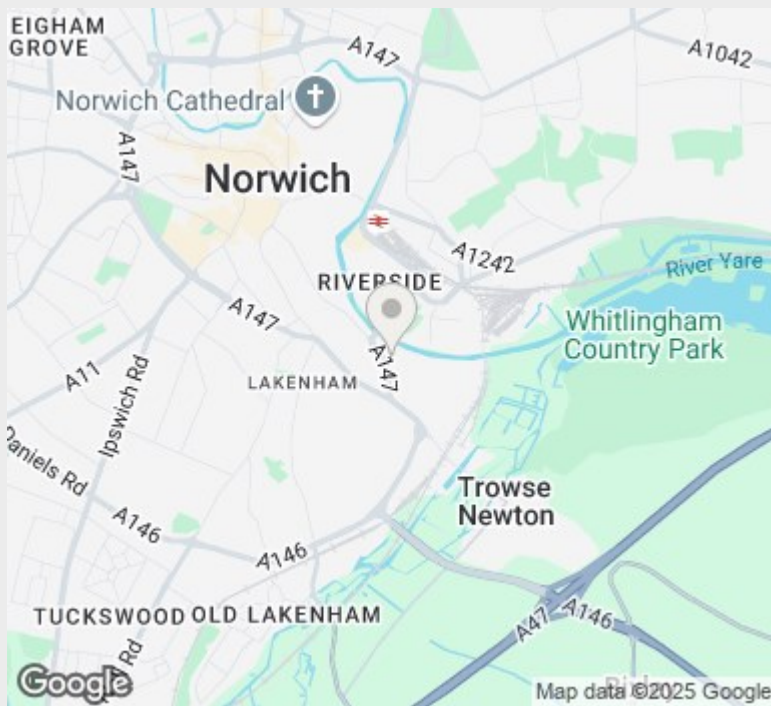
Council tax band: C

One allocated off road parking space.

Annual ground rent: £250.

Annual service charge: £2,580

Lease term 241 years remaining.



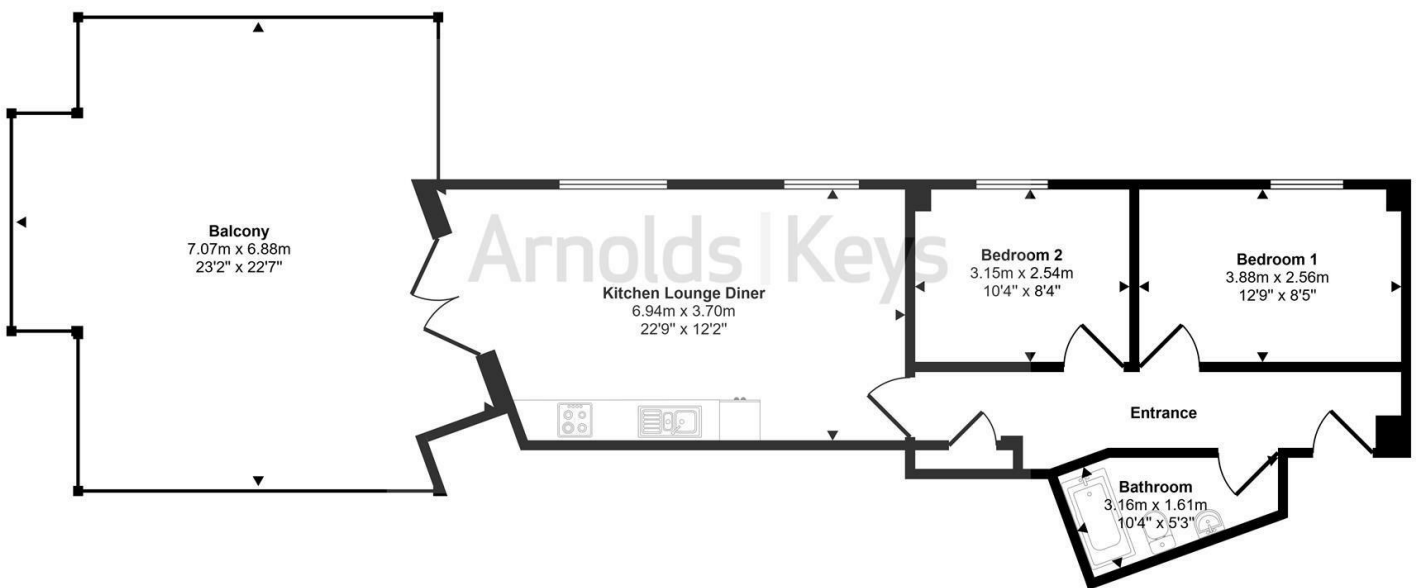
Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
57 sq m / 612 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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