

Aldreds
Estate Agents



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

£190,000



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£190,000

60 Blue Mill Paper Mill Yard

Norwich, NR1 2GG

- Spacious Modern Apartment
- Two Double Bedrooms
- Communal Grounds on the Bank of The River Wensum
- Underfloor Heating
- Ideal First Time Buy or Investment Purchase
- Third Floor with Secure Entry
- Open Plan Living Space
- Secure Undercover Parking Space
- Convenient Central Location
- Must View to Appreciate!

Aldreds are delighted to offer this modern two bedroom apartment situated on the third floor in the popular Blue Mill within the Paper Mill Yard in NR1. This well appointed property offers spacious accommodation including an entrance hall, open plan living area/kitchen, two double bedrooms and a bathroom. The property electric under floor heating, a secure undercover parking space and communal grounds within the development on the banks of the River Wensum. Early internal viewing is strongly recommended to appreciate this conveniently located property which would make a great first time buy, or investment purchase.



Communal Entrance

With intercom secure entry, stairs to the third floor, with door to;

Hallway

Airing cupboard housing pressurised hot water cylinder with immersion heater, doors leading off;

Bathroom

Part tiled walls, tiled flooring, white suite comprising of low level w.c., hand wash basin, tiled bath with shower over and screen, heated towel rail, ventilation, shavers point with light.





Open Plan Living/Dining/Kitchen 19'4" x 10'3" (5.9m x 3.13m)

Window to front aspect, power points, television point, telephone point, thermostat control for under floor heating, kitchen area with a range of modern fitted kitchen units with work surface and upstand, plumbing for washing machine, tiled flooring, stainless steel sink drainer with mono bloc tap, integrated electric oven, ceramic hob, extractor, fridge-freezer, dishwasher.

Bedroom 1 20'9" at max x 8'9" reducing to 4'2" (6.34m at max x 2.69m reducing to 1.29m)

Window to front aspect, power points, thermostat control for under floor heating.

Bedroom 2 13'1" x 8'10" at max (4.01m x 2.7m at max)

Front facing window, thermostat control for under floor heating, power points.

Directions

From the A47 Southern bypass, proceed into the city on the A146 towards County Hall. At the Trowse roundabout, continue towards the City Centre, turning right at the traffic lights as if heading towards the football ground. Turn right a short way along into Paper Mill Yard, where visitor parking is available and the property accessed from the ground floor communal entrance to the rear of the building, to the North of the development, as signposted.



Outside

The property is located in this modern block of apartments with communal grounds, on the bank of the River Wensum. The property comes with secure undercover parking, access to a bike store and visitor parking is also available.

Tenure

Leasehold. Remainder of a 125 year lease which began in 2008. Ground rent of £150.00 per annum, service charge for the year ending 1st January 2025 is £2226.65.

Energy Performance Certificate (EPC)

EPC Rating: B.

Services

Mains water, electric, drainage.

Council Tax

Norwich City Council - Band: B

Location

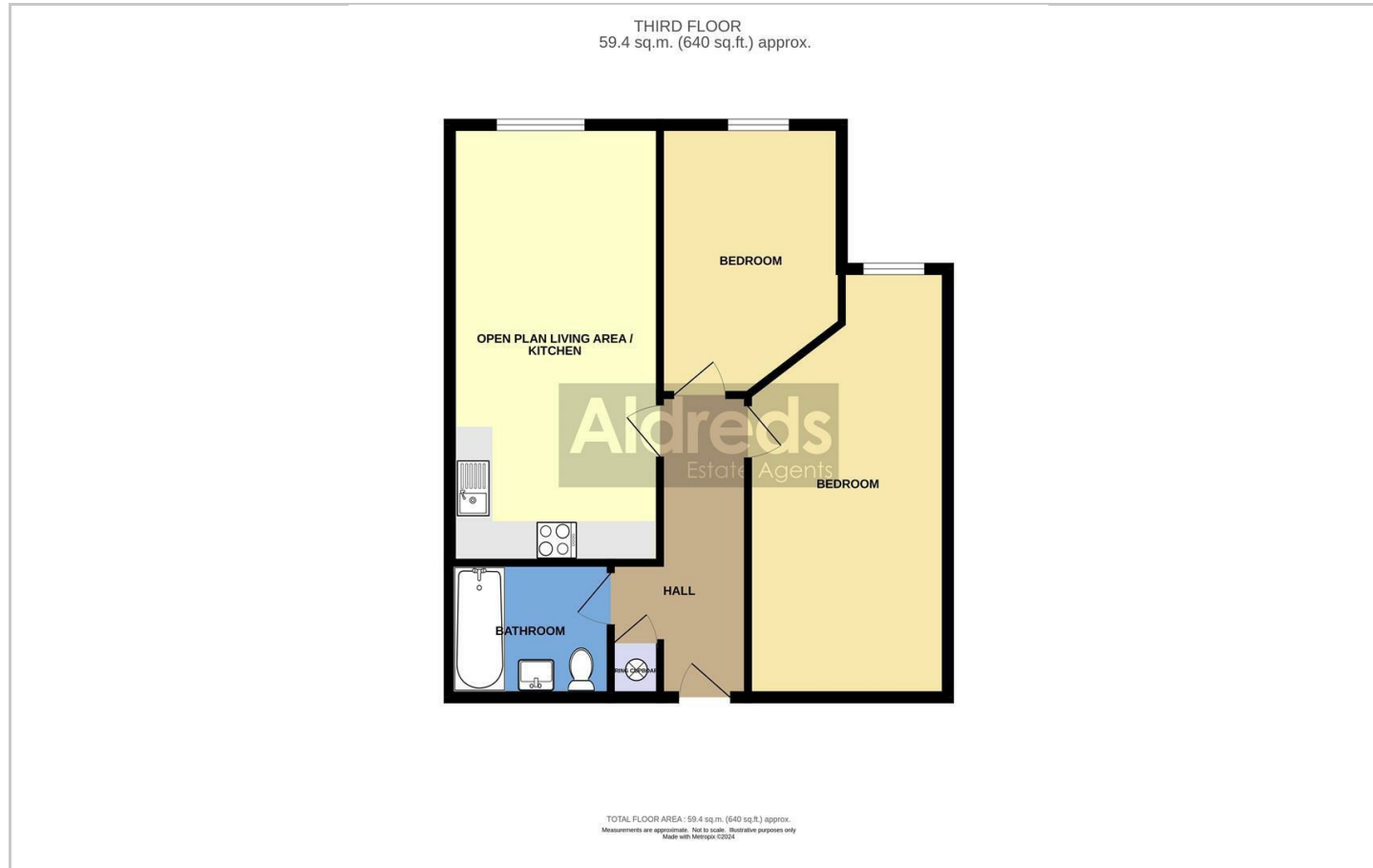
This modern apartment is conveniently located for access to the football ground, Riverside complex, railway station and the city centre with it's vast array of shops, bars and food outlets.

Reference

PJL/S9778



Floor Plans



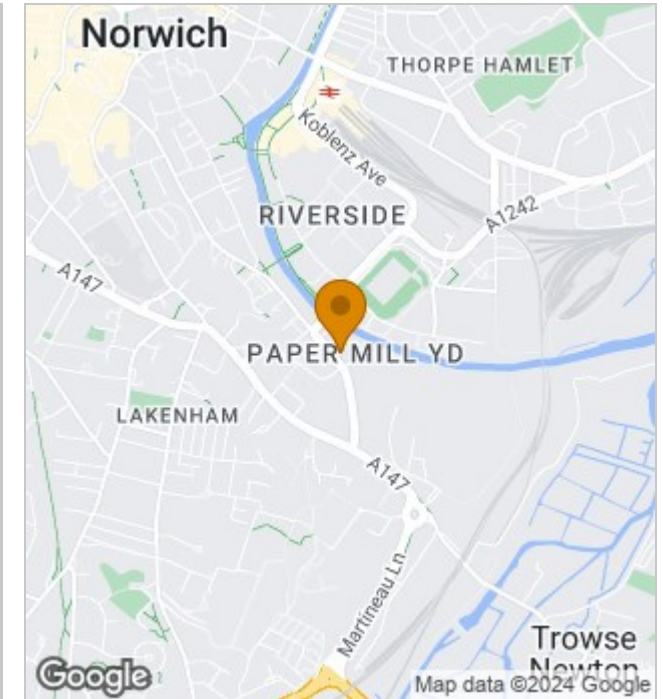
Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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Location Map



Energy Performance Graph

