







14 Blue Mill Paper Mill Yard I I Norwich I NR1 2GG

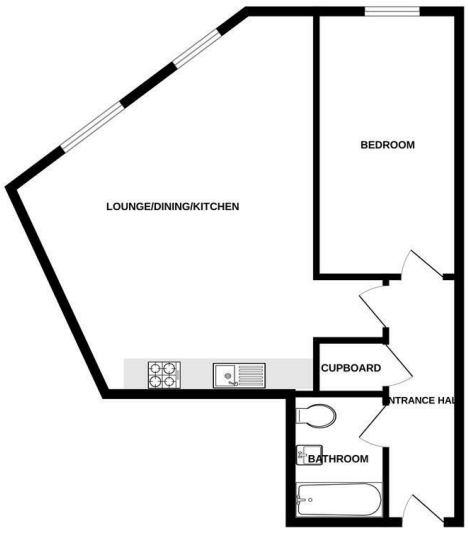
Offers In The Region Of £135,000

OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this spacious and beautifully presented, one bedroom first floor flat, ideally positioned within the sought-after Paper Mill Yard development and offered with the significant advantage of no onward chain. Providing stylish and well-proportioned accommodation, the property is accessed via secure intercom entry and comprises a private entrance hall leading into an impressive large open-plan kitchen/living area, creating a fantastic sociable space for cooking, dining, relaxing and entertaining. There is also a generously sized bedroom and modern bathroom, completing the accommodation. Outside, the property benefits from the considerable advantage of its own secure underground parking space, providing added convenience and peace of mind. Further benefits include double glazing, electric underfloor heating and a long lease. Combining generous accommodation, modern open-plan living, secure parking and a desirable development setting, this attractive chain-free apartment would make a fantastic first-time purchase, so be quick to book a viewing.

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FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 with stairs and lift to first floor.
Front door to:

Entrance Hall
Doors to kitchen/living area, bedroom and bathroom.

Open Plan Kitchen/Living Area 23'1" x 20'7"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, two double glazed windows, underfloor heating.

Bedroom 15'11" x 8'2"
Double glazed window, underfloor heating.

Bathroom 7'8" x 5'7"
Bath with shower over, low level WC, hand wash basin, extractor.

Outside
One underground secure parking space.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Leasehold
Term: 250 years from 1 January 2016
Service Charge: £200 per month
Ground Rent: £460 per annum

Utilities
Ultra fast 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.

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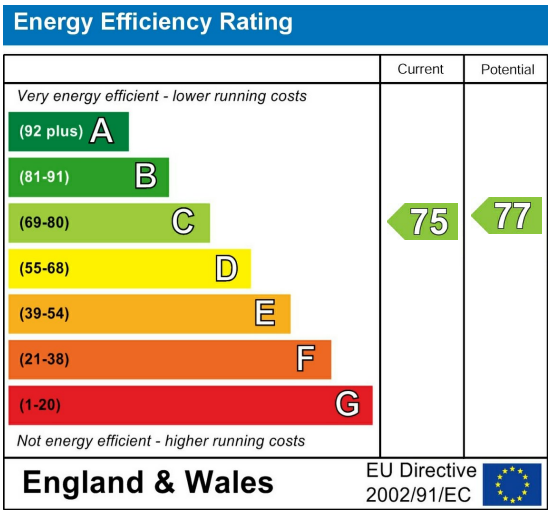












Local Authority

Norwich City Council, Tax Band B

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.