

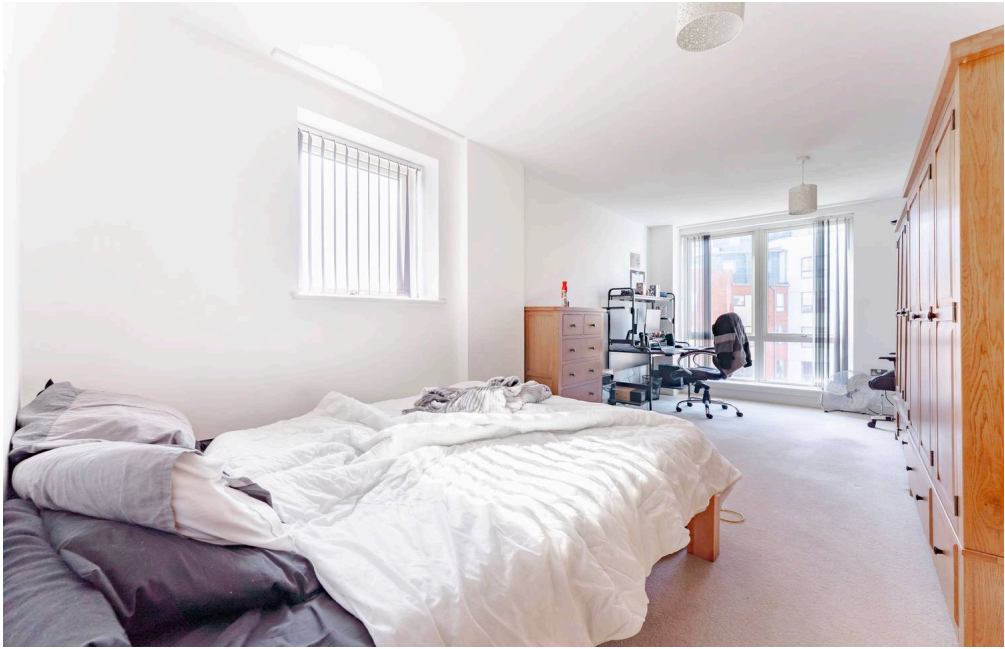
30 Granary View Paper Mill Yard, Norwich

OIEO £220,000 Leasehold

Set within a secure, gated riverside development, this stylish third-floor apartment offers modern living in a peaceful yet central location. The spacious open-plan layout is bathed in natural light thanks to floor-to-ceiling windows, with a well-appointed kitchen, generous living area, and two sizeable bedrooms – including a 30ft master with ensuite. Residents benefit from lift access, designated off-street parking, and well-kept communal spaces, all within walking distance of the train station and local amenities.

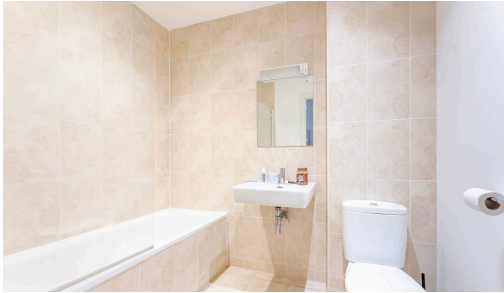
Location

Situated in the heart of Norwich's historic Riverside district, 30 Granary View at Paper Mill Yard enjoys a prime location that perfectly balances city convenience with scenic charm. Set beside the tranquil River Wensum, this sought-after area is just a short stroll from Norwich's vibrant city centre, offering easy access to an array of independent cafés, restaurants, bars, and cultural hotspots. The nearby train station provides excellent transport links for commuters, while Riverside Retail Park and the Norwich Lanes are within walking distance for shopping and leisure. With its blend of heritage surroundings and modern city living, Paper Mill Yard is a truly desirable location for those seeking the best of Norwich.



Paper Mill Yard

Enhancing the sense of security and exclusivity, the entrance to the development is secured by gate lock, providing peace of mind to residents. Family-friendly, the development is home to a close-knit community and features well-maintained communal areas overlooking the picturesque river.



Stepping into the flat's entrance hall, an open-plan living area unfolds, encompassing a kitchen, spacious living room, and dining area. The kitchen is well-appointed with essential appliances, catering to every-day needs. The expansive master bedroom boasts a generous 30ft of space and features a convenient ensuite shower room, while the second bedroom offers ample accommodation for guests or household members. A stylishly appointed bathroom completes the property, ensuring a harmonious balance of comfort and sophistication.

Modern, spacious, and bathed in natural light, this impressive apartment offers an unrivalled living experience in a sought-after location, making it an ideal opportunity for those seeking a contemporary urban lifestyle.

A standout feature of this residence is the floor-to-ceiling windows that flood the interior with natural light, creating a bright and inviting ambience throughout. Designated off-street parking, included with the property, guarantees convenient and secure parking for residents, while visitors benefit from ample free parking spaces for up to 4 hours.

Agents Notes

We understand this property will be sold leasehold, with 241 years remaining on the lease.

Connected to mains water, electricity and drainage.

Ground rent - £250 p/a

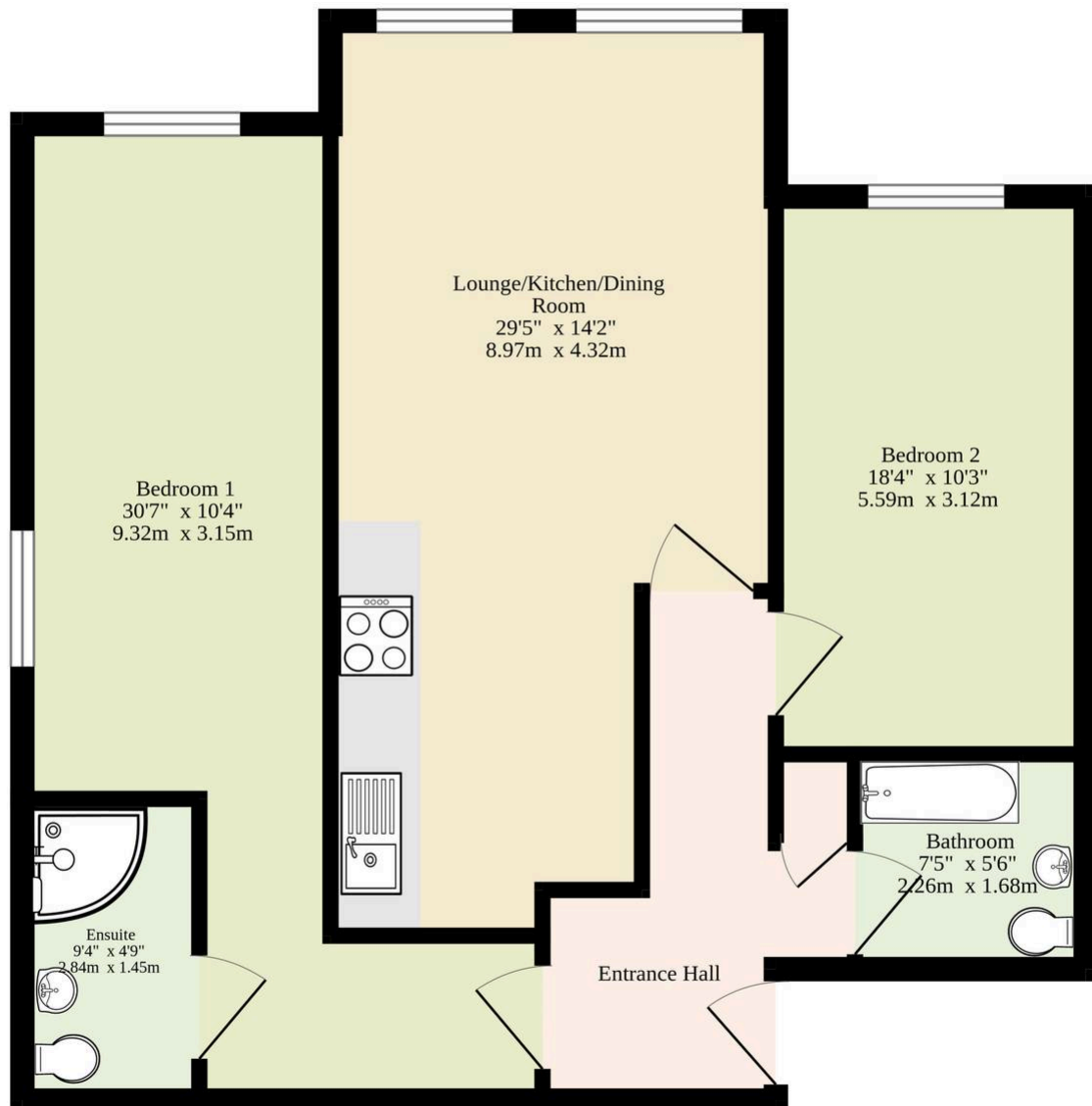
Council Tax band: C

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Ground Floor
1095 sq.ft. (101.7 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 sq.m.) approx.

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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