



76 Blue Mill Paper Mill Yard, Norwich  
£150,000



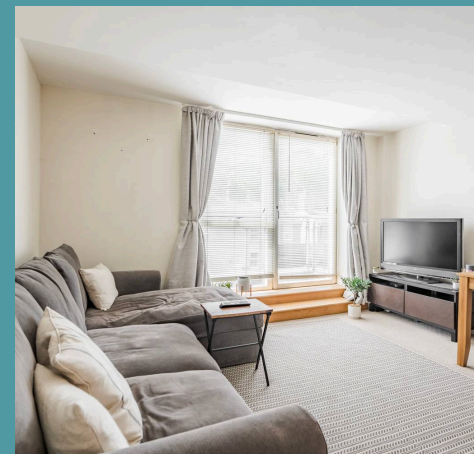
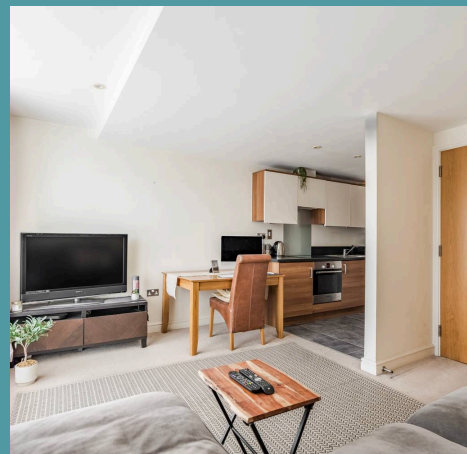
# 76 Blue Mill Paper Mill Yard

## Norwich

Within the vibrant and historic Cathedral City of Norwich, this chain-free flat presents an exceptional opportunity for those seeking a perfect first home or investment purchase. With its modern design, stunning views, secure parking and prime location, it is a residence that encapsulates the very essence of city living. Book your viewing today and experience the epitome of urban living.

### Location

Located in the heart of Norwich, the NR1 postcode area offers a vibrant mix of historic charm and modern convenience. As the city's central district, NR1 encompasses key landmarks such as Norwich Cathedral, Norwich Castle, and the bustling Riverside entertainment complex. With excellent transport links, including Norwich Train Station and access to major road routes, it is a sought-after area for commuters, students, and professionals alike. The area also boasts a diverse range of shops, cafes, bars, and green spaces, making NR1 an ideal location for both living and working.







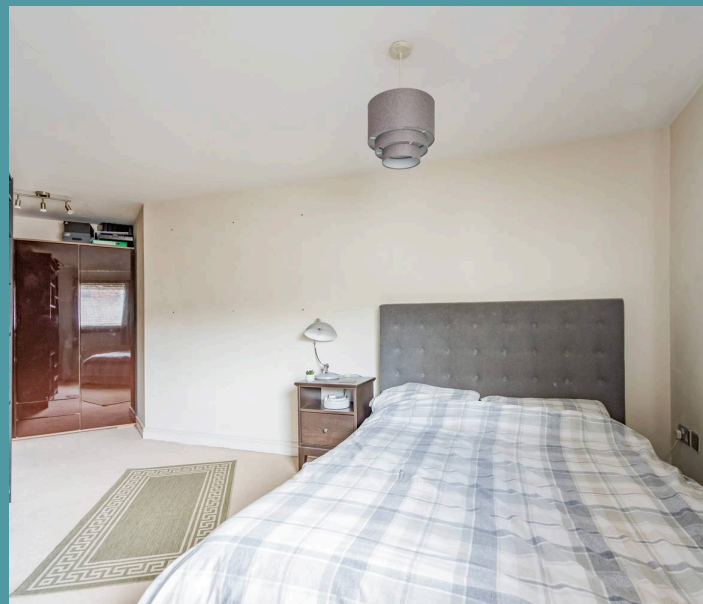
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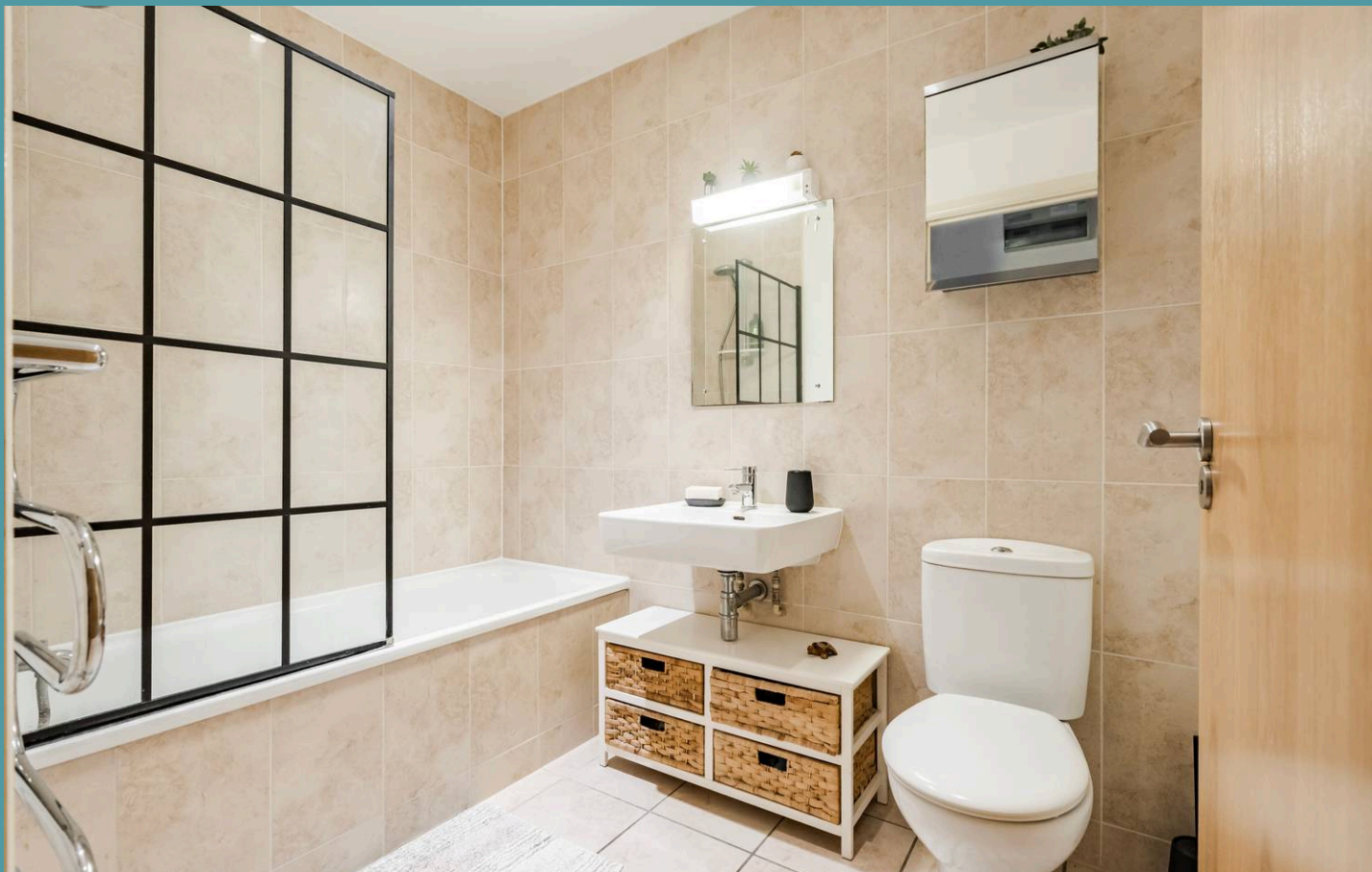
Upon entering the property, you are greeted by a stylish and contemporary open-plan kitchen, dining, and living room, providing a seamless flow between spaces that are both perfect for relaxation and entertaining guests. The modern design of the interior is accentuated by the abundance of natural light that floods in from the windows and door, that opens out to the private balcony that overlooks the scenic river.

A double bedroom offers the utmost comfort and privacy, with plenty of space to showcase your furniture. The shower room comprises of a modern three piece suite, including a bathtub with shower attachment, a toilet and a hand wash basin.

For added convenience, underground parking is available, ensuring that your vehicle is secure and easily accessible at all times.







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### Agents note

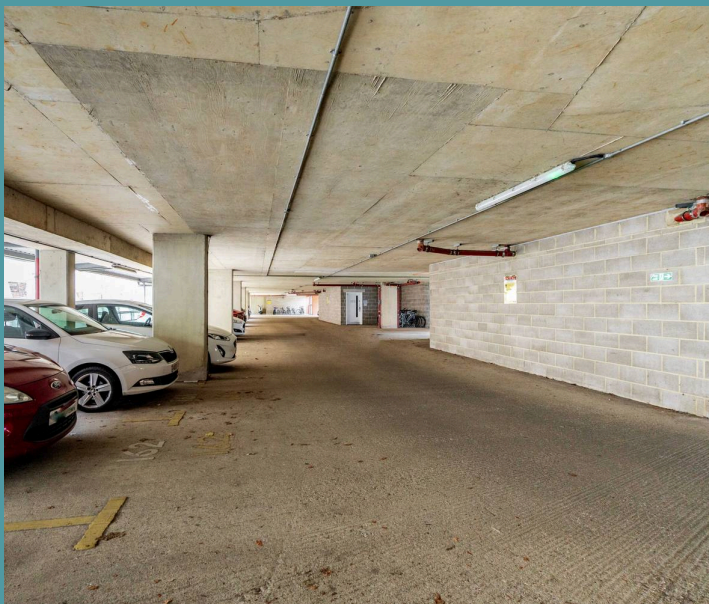
Leasehold, with 108 years left on the lease.

Ground rent - £185 p/a.

Maintenance fee - £2267 p/a including water.

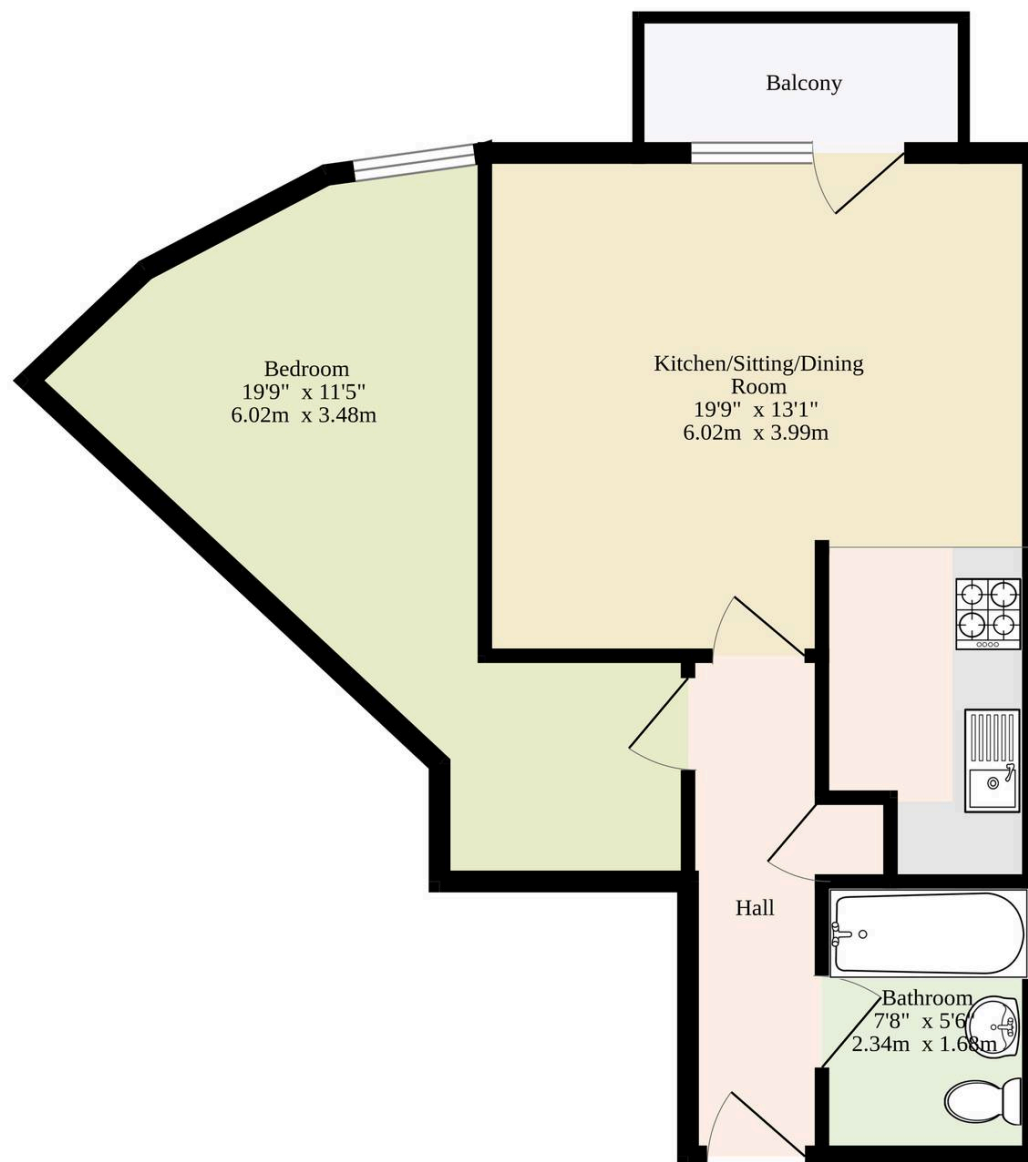
Underfloor heating.

- Chain free
- Perfect first home or investment purchase
- Open-plan kitchen/dining/living room, inviting relaxation and entertaining
- Balcony overlooking the river
- Double bedroom and a modern bathroom
- Underground parking available
- Located in the heart of the Cathedral City of Norwich, within easy reach of a wide range of amenities





601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.8 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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