



22 Blue Mill, Paper Mill Yard, Norwich

Norwich



Minors & Brady

## 22 Blue Mill, Paper Mill Yard

Norwich

Perfectly positioned for modern city living, this stylish apartment places everyday convenience right on your doorstep, with a wide range of essential amenities just moments away. Bright and airy throughout, the property features a contemporary interior that is ready to move straight into, centred around an open-plan kitchen, dining and living space that flows effortlessly onto a generous balcony. A comfortable double bedroom, modern three-piece bathroom, large storage cupboard and allocated parking space complete the home. An excellent opportunity for first-time buyers, professionals or investors seeking a well-located property that offers both practicality and a relaxed urban lifestyle.

### Agents Notes

We understand this property is leasehold, with Approx. 110 years left on the lease.

Ground rent: £290 p/a.

Maintenance fee: £2,446.46 p/a, can be done in monthly instalments.

Renewal for charges: January.

Underfloor and electric heating system.

One allocated parking space, permit cost included in charges.



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Paper Mill Yard is situated in the eastern part of Norwich city centre, along the scenic banks of the River Wensum. Its position is highly convenient: it's within a 10-minute walk of the main city streets, including the historic market area and a variety of shops, cafés, and restaurants. Residents can find everyday amenities nearby, from supermarkets and bakeries to independent boutiques, as well as riverside pubs and casual dining options that contribute to a lively, accessible atmosphere.

Education options in the vicinity are diverse. Primary and secondary schools are scattered throughout the city centre and nearby neighbourhoods, while further and higher education is accessible at institutions such as City College Norwich and the University of East Anglia, making the area suitable for families and students.

Transport connections are strong: the city's main railway station is within walking distance, offering routes to London and regional destinations, and frequent bus services provide links across Norwich and to surrounding towns. For cycling and walking, riverside paths along the Wensum provide safe and pleasant routes, connecting Paper Mill Yard to local parks and open spaces.



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# 22 Blue Mill, Paper Mill Yard

Norwich

Set within a well-connected city setting, this apartment places you at the centre of everyday convenience. A wide range of essential amenities are quite literally on your doorstep, from cafés and supermarkets to gyms and transport links, making it easy to enjoy the rhythm of city life without compromise.

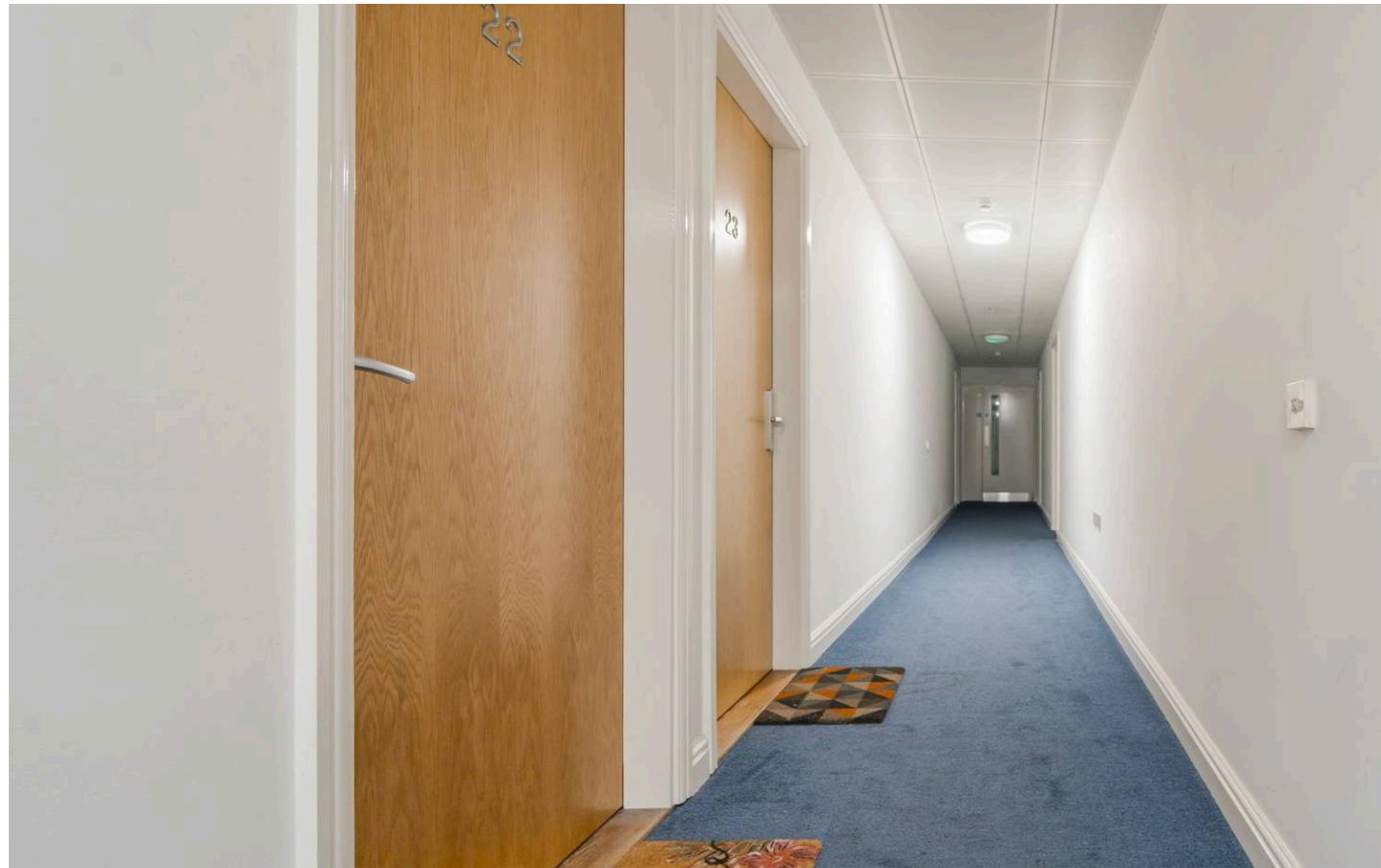
This property presents an excellent opportunity for first-time buyers, professionals, or investors seeking a well-located home in a prime urban position.

Inside, the apartment is bright and airy, with a modern interior that is ready to move straight into. The main living space has been thoughtfully arranged as an open-plan kitchen, dining and living room, creating an effortless flow that suits both everyday living and relaxed entertaining. Large doors draw in natural light and lead directly onto a generous balcony, providing an ideal spot for morning coffee, evening drinks, or simply enjoying a moment of fresh air above the city.

The double bedroom offers comfort and privacy, with ample space for furnishings while maintaining a sense of privacy away from the main living area. The bathroom is finished with a contemporary three-piece suite, designed with clean lines and a practical layout.

Additional features include a large storage cupboard, providing valuable space to keep everyday items neatly tucked away, as well as one allocated parking space, a particularly useful benefit in a city location.

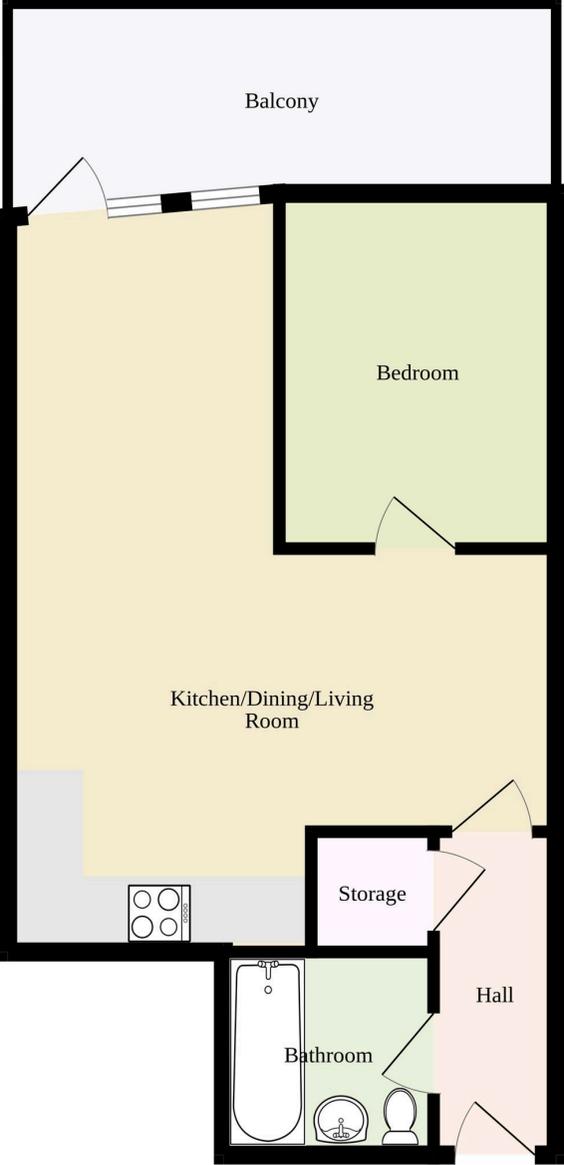
With its bright interior, well-designed layout and excellent access to local amenities, it is a home that supports an easy and connected lifestyle from the moment you move in.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	83
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Paper Mill Yard



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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