



Apt 301, Albion Mill King Street, Norwich
Norwich



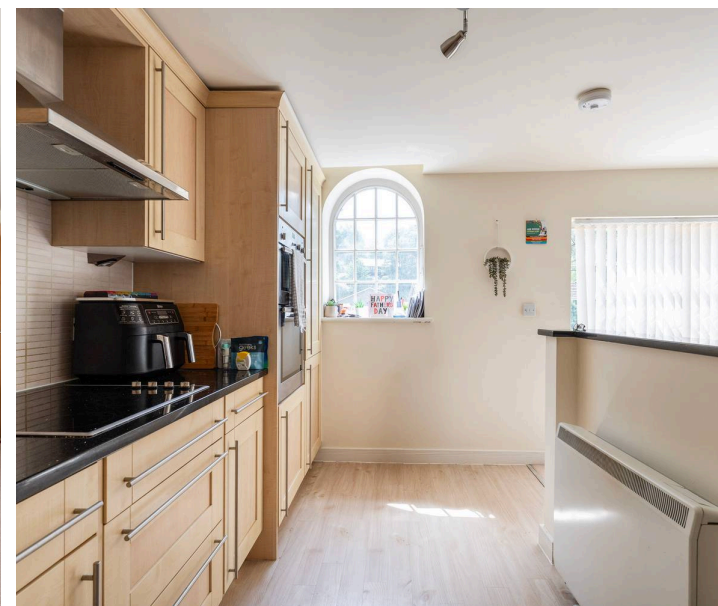
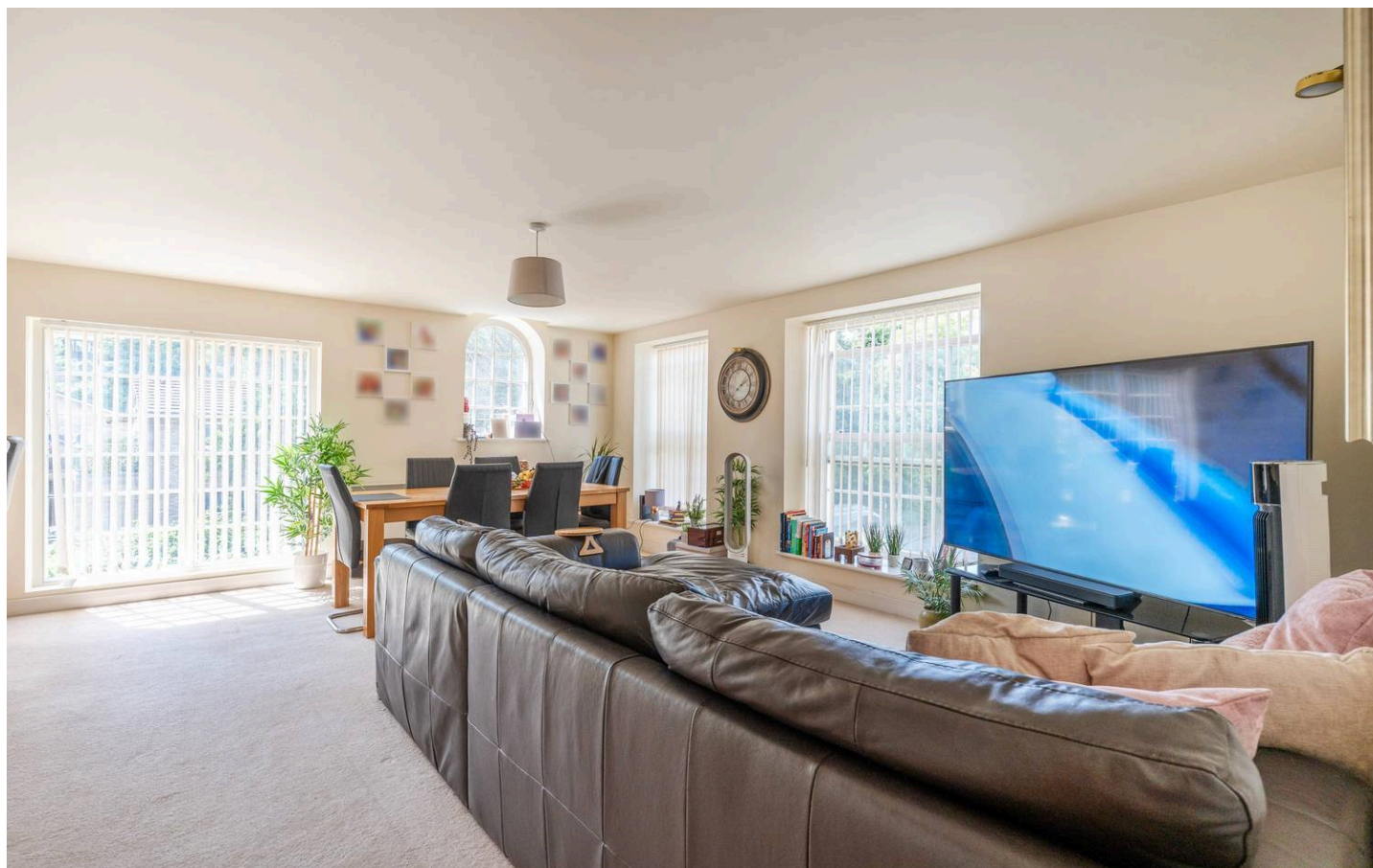
Minors & Brady

Apartment 301

Albion Mill King Street, Norwich

Perfectly positioned for city living, this spacious two-bedroom apartment enjoys a sought-after location within Norwich's popular Riverside district. Situated on the second floor with lift access, the property offers bright and well-proportioned accommodation throughout. The generous open-plan living space provides an ideal setting for both relaxing and entertaining, complemented by a fitted kitchen with integrated appliances. Two double bedrooms offer comfortable and versatile accommodation suitable for a range of lifestyles. A modern bathroom and useful hallway storage further enhance the practicality of the home. With Norwich city centre, the railway station and an excellent selection of shops, restaurants and leisure facilities all within easy reach, this apartment is ideally placed for convenient urban living.

- Well-presented second-floor apartment within the popular Riverside development
- Two double bedrooms offering flexible and comfortable accommodation
- Bright and spacious open-plan sitting room and kitchen
- Fitted kitchen with integrated fridge freezer, washer dryer and dishwasher
- Built-in electric double oven and hob
- Modern family bathroom with shower over bath
- Secure entry system with intercom access
- Lift access serving all floors
- Excellent storage space including two hallway cupboards
- Conveniently positioned close to Norwich city centre and the railway station





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Apartment 301

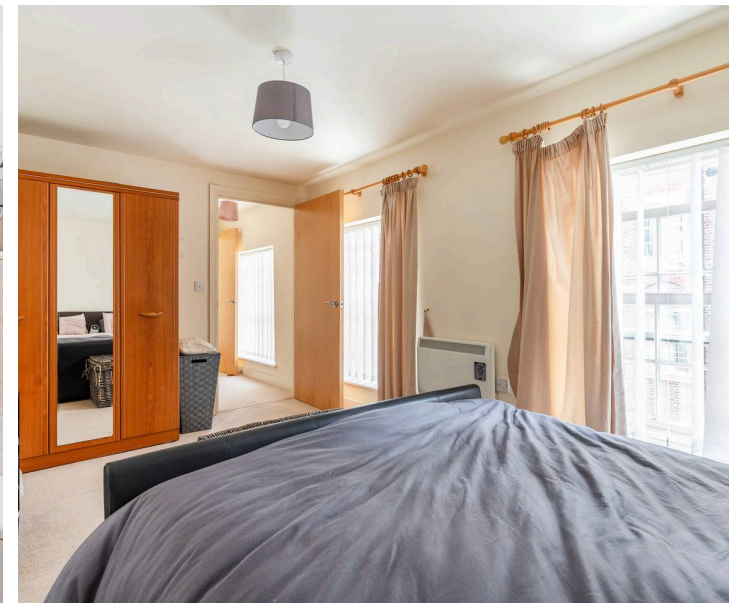
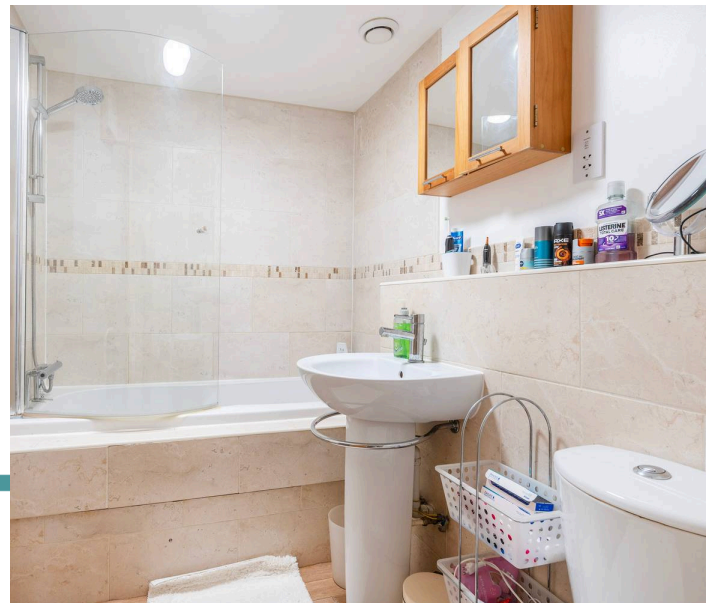
Albion Mill King Street, Norwich

The Location

The location enjoys a desirable position within Norwich's well-regarded Riverside area, offering a lifestyle that balances convenience, character and a sense of calm by the water. The area is particularly well suited to commuters, with Norwich Train Station close by, providing regular services to London and connections across the region. For everyday needs and leisure, Riverside Retail Park is within easy reach, offering a range of shops, restaurants, cafés and a cinema, making it easy to enjoy evenings out or relaxed weekends without travelling far.

The city centre lies just beyond, easily accessible on foot, by bike or public transport. Here, residents can explore Norwich's historic streets, independent shops, restaurants and cultural landmarks, including the market and castle area, while still returning home to a quieter riverside setting. The proximity of the River Wensum adds to the appeal, with pleasant waterside walks and green communal spaces providing a welcome contrast to city living.

Overall, the area suits a wide range of lifestyles, from professionals and commuters to those who enjoy having amenities, open space and the city's cultural heartbeat all within close reach. It offers the rare combination of urban connectivity and a more relaxed, scenic environment, making it a consistently popular and practical place to live.



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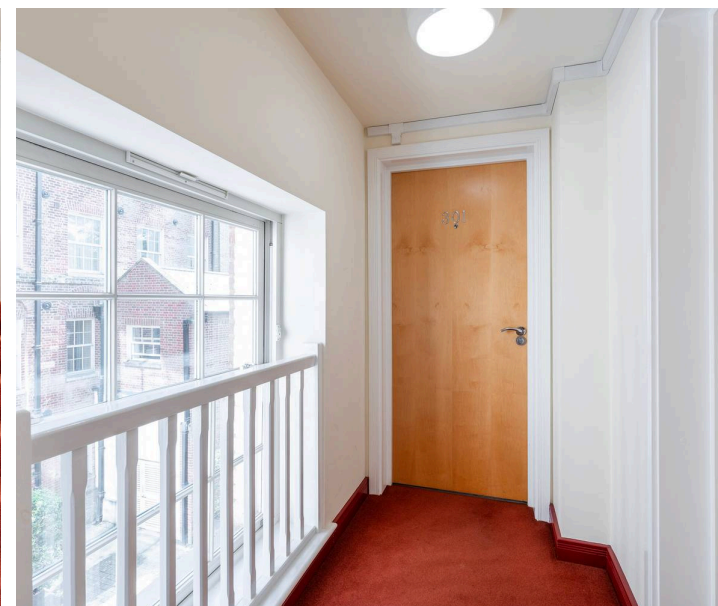
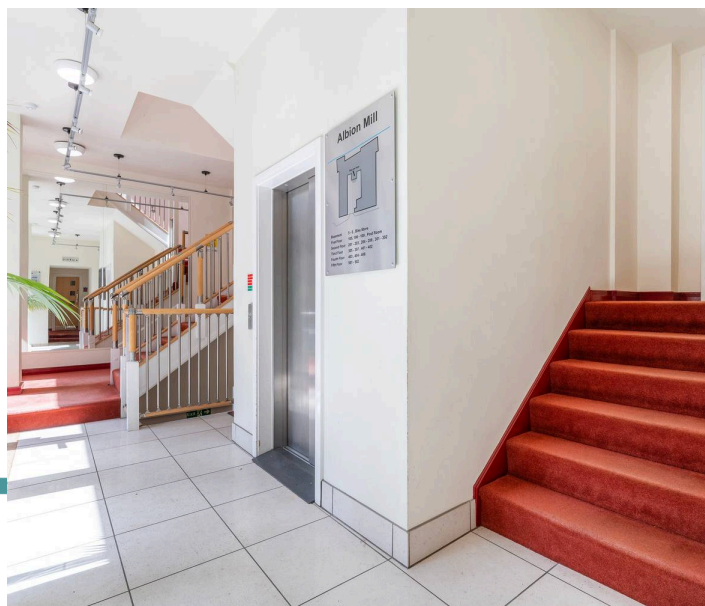
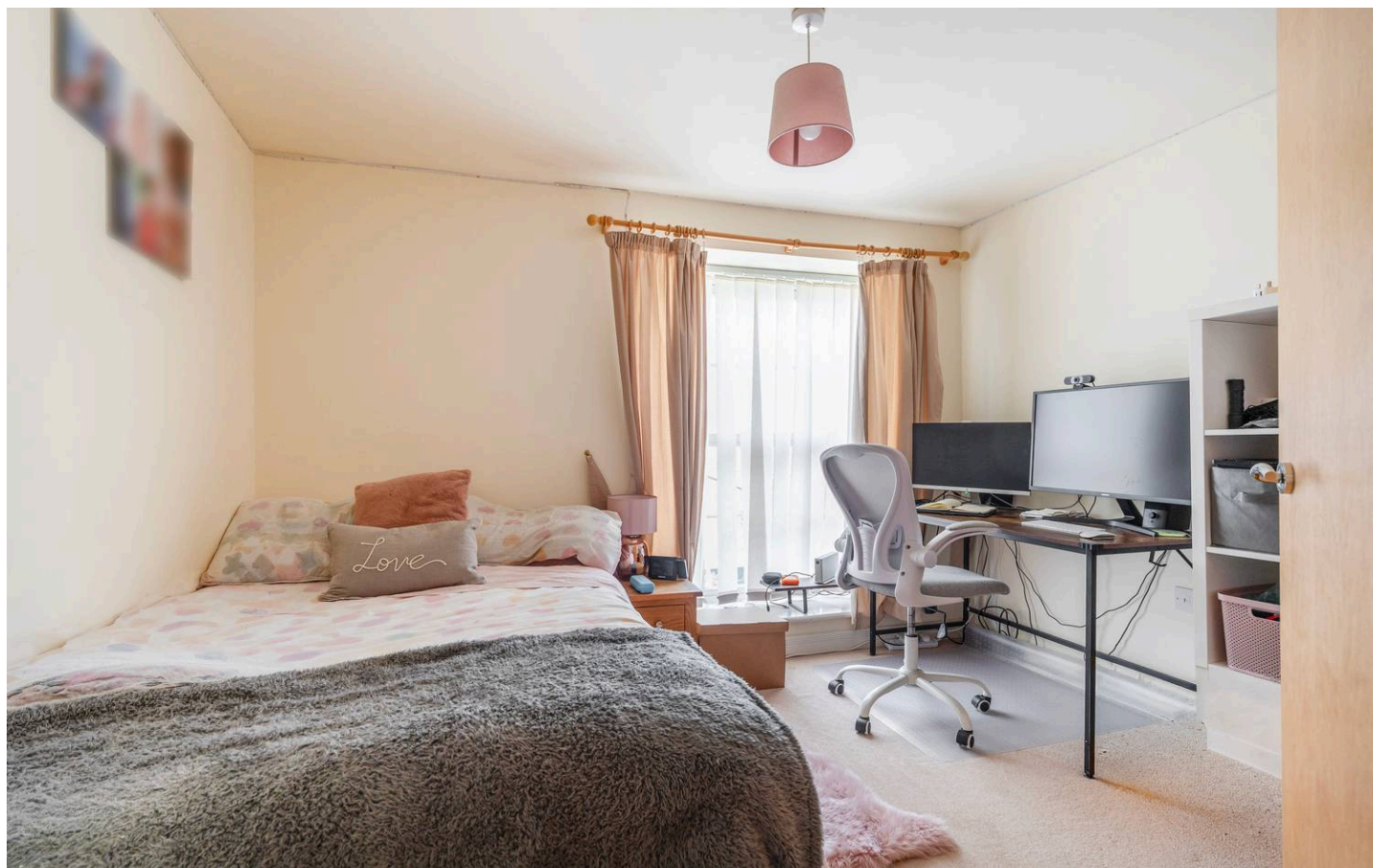
Mill King Street, Norwich

Situated within the ever-popular Riverside development, this well-presented second-floor apartment offers spacious and convenient city living, ideally positioned within easy reach of Norwich city centre, the railway station and an excellent selection of nearby amenities. Offering two double bedrooms and bright, open-plan living accommodation, the property is ideally suited to professionals, commuters and those seeking a low-maintenance lifestyle in a vibrant location.

Accessed via a secure entry system with intercom and lift access to all floors, the apartment welcomes you into a spacious entrance hall featuring fitted carpeting and useful built-in storage cupboards. The well-planned layout provides a practical flow throughout the home, with all principal rooms accessed from the hallway.

The open-plan sitting room and kitchen create a sociable and versatile living space, perfectly suited to both relaxing and entertaining. Dual-aspect windows allow for an abundance of natural light, enhancing the sense of space and creating an inviting environment throughout the day.

The kitchen is fitted with a range of attractive beech-effect wall and base units complemented by integrated appliances, including a fridge freezer, washer dryer, slimline dishwasher, electric double oven and hob. Ample worktop space and practical storage make it a functional setting for everyday cooking and dining.



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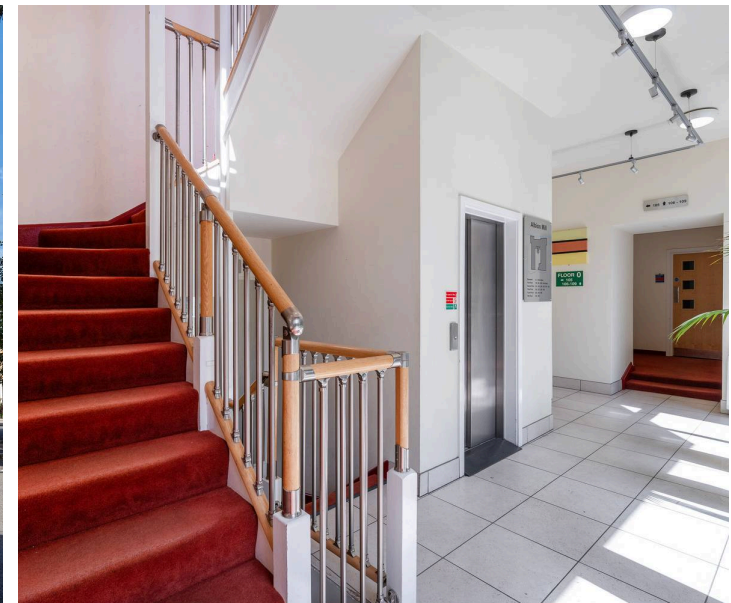
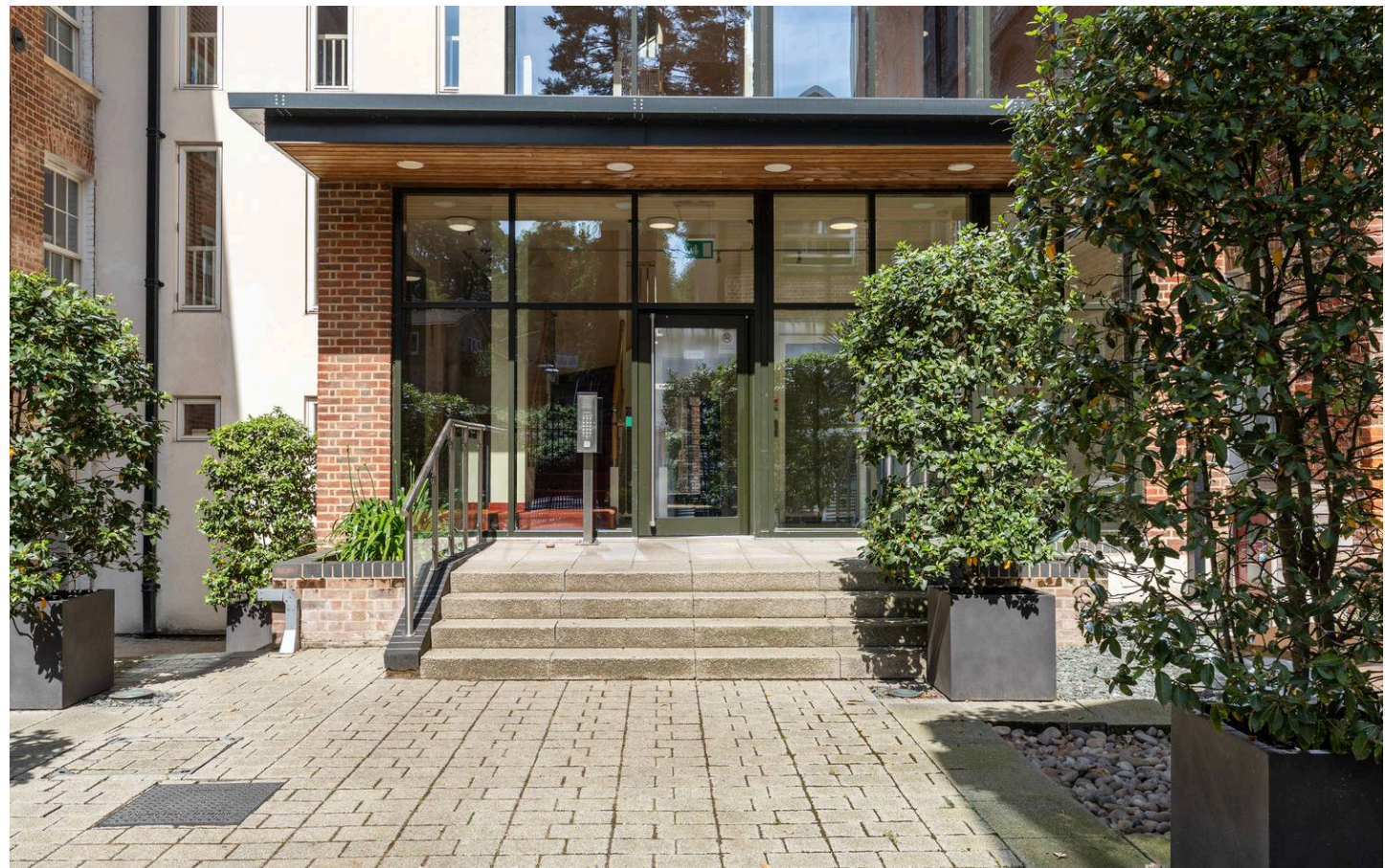
Both bedrooms are genuine doubles, offering comfortable and flexible accommodation. The principal bedroom is particularly spacious, benefiting from two large windows that provide plenty of natural light, while the second bedroom offers excellent versatility for guests, home working or additional living space.

Completing the accommodation is the family bathroom, fitted with a modern white three-piece suite incorporating a bath with shower over and a heated towel rail.

Combining secure modern living, generous accommodation and a highly convenient location close to Norwich's thriving city centre and transport links, this apartment presents an excellent opportunity for tenants seeking comfortable and well-connected accommodation.

Agents Note

- **Tenure:** Leasehold
 - **Lease Term:** 999 years from 1st January 2005
 - **Ground Rent:** £75 per annum
 - **Service Charge/Maintenance:** Approximately £3,100 per annum
 - **Services:** Connected to mains water, electricity and drainage
- Parking:** The vendor has informed us that the property benefits from one allocated parking space. However, this has not been verified by the selling agent. Prospective purchasers must satisfy themselves as to the existence, location and rights relating to the parking space through their own investigations and legal enquiries prior to proceeding with a purchase.



M&B



Apartment
Approx. 803.8 sq. feet

Open Plan Living
17'9"
x 15'4" max

Kitchen Area
13'8" x 7'2"



Total area: approx. 803.8 sq. feet

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

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