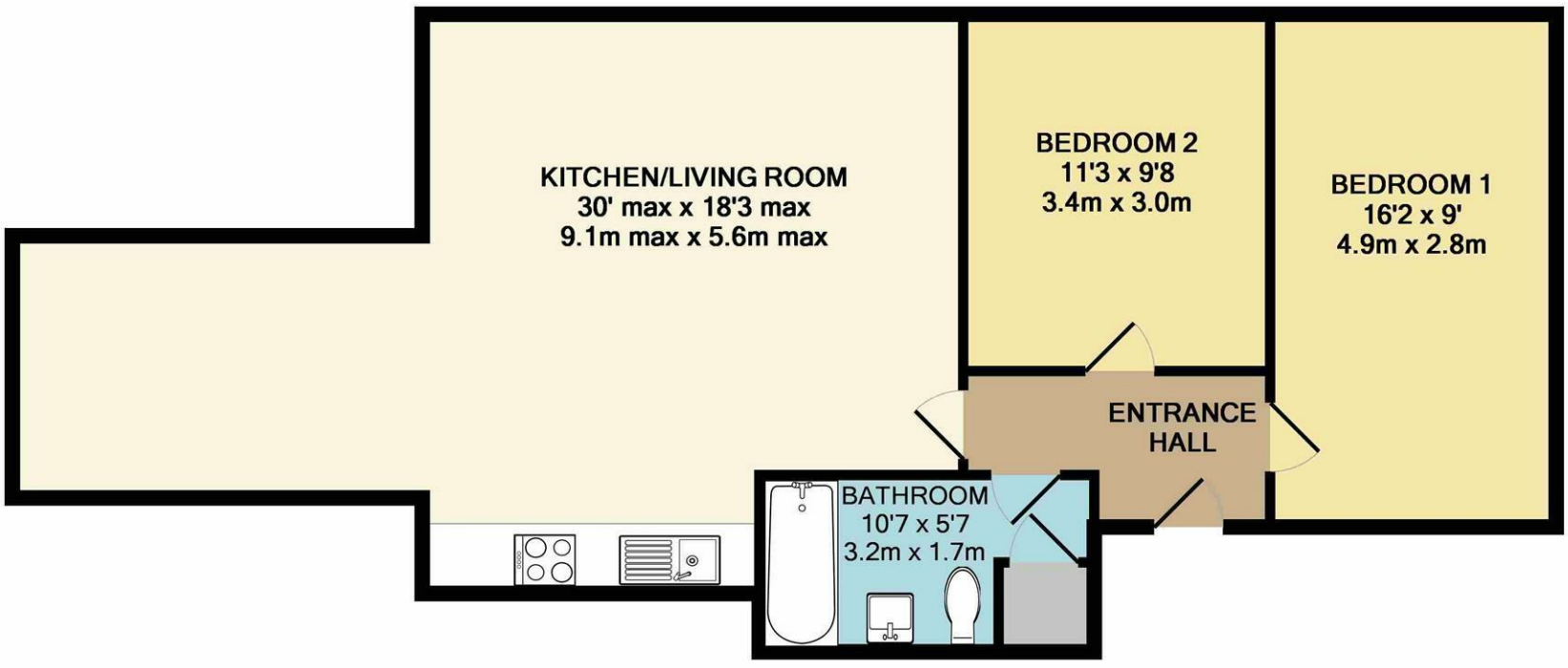

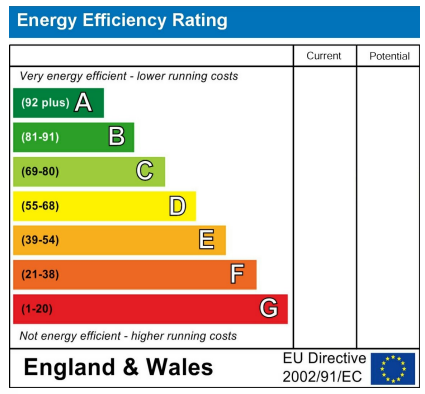

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

TOTAL APPROX. FLOOR AREA 749 SQ.FT. (69.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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abbotFox

Paper Mill Yard| Norwich| NR1

Offers In Excess Of £240,000

abbotFox presents this generously proportioned apartment in the Old Mustard Mill development. Accommodation features two double bedrooms, open plan lounge dining room, modern kitchen and bathroom. Benefiting from allocated parking and a convenient position close to the train station and A47 bypass. Offering views over the River Wensum, and a wealth of amenities on the doorstep, this would be an ideal opportunity for any first time buyer or buy-to-let investor. An internal viewing comes highly recommended.

The centre of Norwich boasts two modern shopping malls, a bustling market place and boutique shopping in the numerous lanes and cobbled streets with the two magnificent cathedrals and dominant castle providing a wealth of history dating back to the Norman times. The property also benefits from being close to Norwich Train Station with its regular links to Cambridge and London.

Tax Band - C