

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.



Paper Mill Yard | Norwich | NR1
 Guide Price £215,000



abbotFox presents this generously, proportioned ground floor 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. Overlooking the river, and offered to the market with no onward chain, this is 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.

