



## PAPER MILL YARD

NORWICH, NR1 2GD

£1,275 PCM

A very well presented and spacious apartment situated on the River Wensum and within walking distance of the City Centre, Riverside and Train Station. Comprising Lounge/Kitchen/Diner, Two Bedrooms, Bathroom & En-suite Shower Room. Balcony with River views & Allocated Parking. Fully Furnished & Available JULY 2025. Call Henleys to view.

**HENLEYS**  
Residential Sales & Lettings



# PAPER MILL YARD

- Well Presented

Apartment • Lounge/Kitchen/Diner • Two  
Bedrooms • Bathroom & En-suite Shower  
Room • Balcony with River Views • Allocated  
Underground Parking • Close to City Centre, Riverside  
& Train Station • Fully Furnished to a High  
Standard • Available JULY • Call Henleys to view



## Overview

This very well presented apartment is ideally situated within easy access of the City Centre, Riverside and Train Station. The building is situated on the River Wensum and is steeped in history as being on the former Carrow Works site and situated within a former Paper Mill. Furnished to a high standard and benefitting from a balcony with excellent river views and a secure underground parking space this property must be viewed to fully appreciate the quality of accommodation on offer. Call Henleys to view.

## Communal Entrance

Lift to all floors, stairs to all floors.

## Entrance Hall

Security entry phone system, wood effect flooring with underfloor heating, storage cupboard, doors to Lounge, Bedrooms 1, 2 and Bathroom.

## Bathroom

Bath with mixer tap and shower attachment over, wall mounted wash hand basin with mixer tap over, close coupled dual flush WC, wall mounted chrome heated towel rail, shaver point and light, extractor fan, fully tiled walls, wood effect flooring.

## Bedroom 2

uPVC double glazed window to the front aspect with river views, leather two seater sofa bed, dressing table, TV aerial point, telephone point, carpeted flooring with underfloor heating.

## Lounge/Kitchen/Diner

### Lounge/Dining Area:

Double glazed windows to the front aspect, patio doors to balcony, 2 x sofas, coffee table, dining table with 2 chairs, TV aerial point, carpeted flooring with underfloor heating, ceiling inset spotlights.

### Kitchen Area:

Range of base and wall mounted units set beneath roll edge work surfaces with matching upstands, inset sink and drainer unit with mixer tap over, integrated dishwasher, integrated washing machine/dryer, inset hob with concealed extractor hood over, small kitchen appliances, cutlery and crockery, inset electric oven, integrated fridge freezer, all vinyl type flooring with underfloor heating, ceiling inset spotlights.

## Bedroom 1

Double glazed window to the front aspect with river views, king size bed, dressing table, double wardrobe, TV aerial point, telephone point, carpeted flooring with underfloor heating, door to En-suite.

## En-Suite Shower Room

Shower cubicle, wall mounted wash hand basin with mixer tap over, close coupled dual flush WC, shaver point and light, wall mounted chrome heated towel rail, extractor fan, fully tiled walls and wood effect flooring.

## Outside

Access via the lounge is a balcony with table and 2 chairs, glass balustrade with wonderful views over the

river Wensum.

To the rear of the building is an underground carpark with one allocated parking space situated below Blue Mill. There is also a visitors parking area.

### Water Rates

In addition to the rent a monthly charge of £30.00 is payable towards the water rates.

### Restrictions

Tenants who smoke cannot be considered for a tenancy at this property. Pets not permitted.

### Tenure

This property is let with an initial 12 month tenancy. Please note the property will be let with all the furniture seen at the point of viewing.

### FEES & DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £294.23 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£980.77) along with the deposit of £1471.15 on the first day of the tenancy.

Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.

## 18 GRANARY VIEW PAPER MILL





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements