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Buxton Mill, The Street, Buxton, NR10 5AF

A Stunning Two Bedroom Apartment, With Open Plan Living And River Views.

Asking Price Of **£280,000** leasehold



BRITISH
PROPERTY
AWARDS

2023

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

A STUNNING SETTING!

Buxton Mill is thought to date back to 1754 and was renovated and fully refurbished in 1999 to provide nine exclusive apartments, of which, this is one of the best!

This exquisite apartment exudes charm and sophistication. Featuring an expansive open plan area that combines the living, dining, and kitchen spaces, it also offers two generous double bedrooms, a well-appointed bathroom, an en suite. Convenient parking is also available for residents.



“The property seamlessly blends modern living with classic charm!”



Overview

- RIVERSIDE APARTMENT
- SET WITHIN BEAUTIFUL BUXTON MILL WITH ORIGINAL FEATURES
- OPEN PLAN SITTING ROOM, KITCHEN AND DINING
- TWO BEDROOMS
- TWO BATHROOMS (ONE ENSUITE)
- OFF STREET PARKING
- COMMUNAL GROUNDS
- MUST BE SEEN





Location

Situated approximately 9 miles north of the Cathedral City of Norwich and half a mile from the village of Buxton, Buxton Mill is situated on the River Bure in the hamlet of Lamas. Within the adjoining village of Buxton, there is a primary school, post office, village store and public house. The village of Coltishall is also on the River Bure (about 2½ miles) and provides access to the entire Broads Network. A wide range of facilities can be found in the market town of Aylsham (about 4 miles).



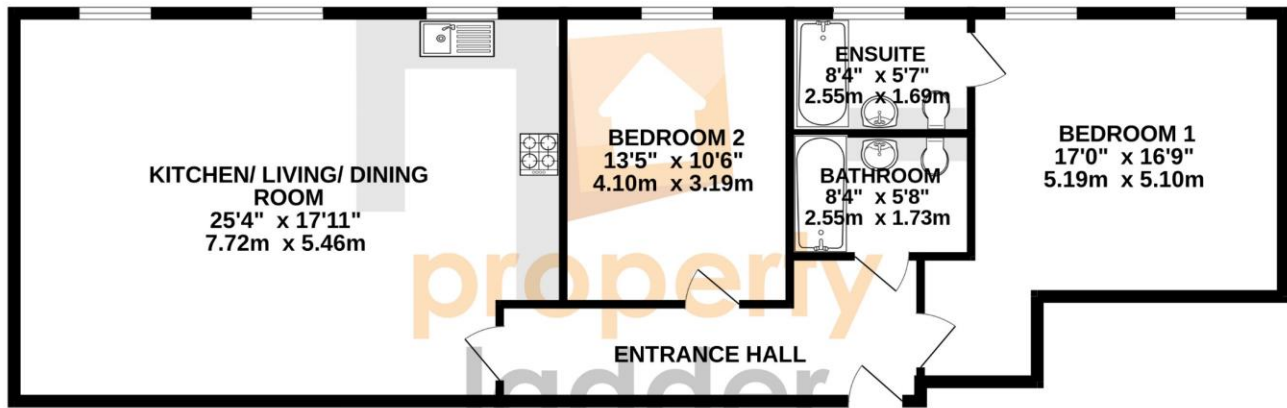
Outside

Set back from the road and with private residential parking, a footpath leads to a shared front door and communal entrance hall, with stairs and a lift.

Across the road from Buxton Mill is a shared garden for the owners of the apartments, together with an overflow guest parking area which has a separate five bar gated entrance for residents.

There is also a residents car park and grounds, adjoining

990 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 sq.m.) approx.

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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IMPORTANT INFORMATION

The shared garden and overflow carpark, to the front of the property is rented from a local landowner, on a long lease. The cost is shared between the 9 apartments.

LEASEHOLD

The property is on a 125 lease with 98 years remaining. Flat 5 retains a share of the freehold, which is jointly owned by Buxton Mill Properties LTD. The building is managed by Watsons. The current charges are believed to be £150 per year ground rent and £275 per month service charges.

FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY:

BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY & MAINS GAS

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 98 Crostwick Lane, Spixworth, NR10 3NQ
 **T 01603 898100**
propertyladderonline.com

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