



## 19 Priory View Paper Mill Yard, Norwich

£204,950 Leasehold



websters.



Websters Estate Agents are delighted to offer this light and spacious loft-style apartment set only a short walk to Norwich city centre and Norwich train station. The property comes with no onward chain and a secure allocated parking space. In brief, the property comprises; open plan lounge / kitchen, two light bedrooms, family bathroom and a study.

Council Tax band: B

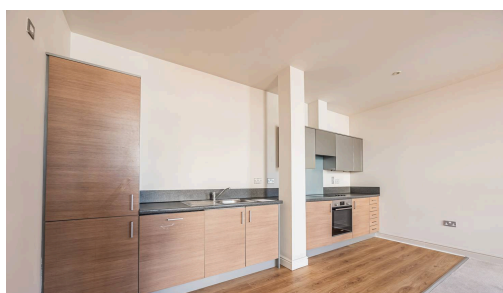
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



- Light And Spacious Loft Style Apartment
- Two Double Bedrooms
- Off Road Parking Space
- Spacious Bright Open Plan Lounge And Kitchen
- Close Proximity To Norwich City Centre
- Third Room For Study/Office
- Modern Bathroom
- No Onward Chain



**Entrance Hall**

Accessed via communal corridor, airing cupboard, floor laid to carpet, intercom, doors to two bedrooms, study, bathroom and kitchen / lounge.

**Lounge / Kitchen**

19' 7" x 16' 2" (5.98m x 4.92m)

Open plan space comprising a range of wall and base units with laminate work tops, integrated electric oven with ceramic hot plate and extractor fan over, integrated fridge - freezer, dish washer and washing machine, inset stainless steel sink with mixer tap and drainer, laminate flooring and floor laid to carpet with under floor heating and two double glazed casement windows to the rear aspect.

**Bedroom One**

10' 3" x 9' 5" (3.12m x 2.87m)

Double bedroom with a double glazed casement window to the rear aspect and carpeted flooring with under floor heating.

**Bedroom Two**

12' 9" x 8' 8" (3.89m x 2.64m)

Double bedroom with a double glazed casement window to the rear aspect and carpeted flooring with under floor heating.

**Bathroom**

5' 7" x 8' 0" (1.69m x 2.45m)

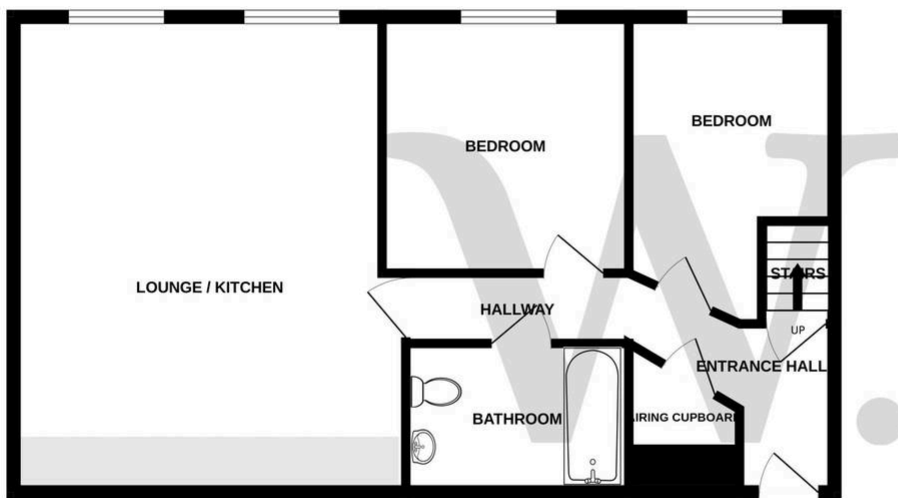
Panel bath with shower over, tiled backing and glass screen, low set WC, wall mounted hand wash basin with tiled splash back, tiled walls and flooring, extractor fan and a heated towel rail

**Study**

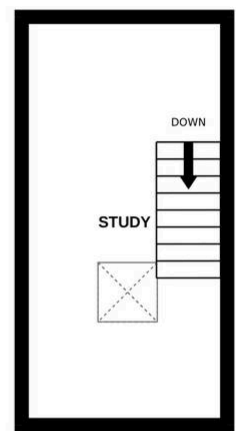
16' 11" x 8' 6" (5.16m x 2.59m)

Accessed via staircase to floor above, velux window, fitted desk and carpeted flooring with under floor heating.

GROUND FLOOR



1ST FLOOR



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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