



## 44 Mill Lane, Aylsham

£185,000 Leasehold

This two-bedroom apartment presents an exceptional opportunity, boasting a prime location and a fusion of modern amenities with delightful period features. Situated in a secure apartment building with no onward chain, this apartment is perfectly suited for first-time buyers, investors, or retirees looking to downsize, this property offers a comfortable and low-maintenance living space. The inclusion of white goods adds a further layer of convenience, allowing residents to move in and start enjoying their new home immediately.

## Location

Mill Lane in Aylsham, is ideally situated in a town that beautifully captures the essence of Norfolk's rich history and vibrant community life. This charming market town offers a delightful mix of heritage and modern amenities. The property is located in a peaceful residential area, just a short stroll from the town centre, where you can explore Aylsham's traditional market square, lined with independent boutiques, cafes, and local pubs. Moreover, Aylsham is well-connected, with easy road access to Norwich, just 13 miles away, where you can find a broader range of shopping, dining, and cultural attractions. The North Norfolk coast, known for its breathtaking beaches and quaint coastal villages, is also within a short drive, making this location perfect for those who appreciate both rural and coastal living.



## Mill Lane

Upon entering the property, you are welcomed into a spacious living environment, featuring an open-plan kitchen/diner/lounge that exudes a bright and airy ambience. The modern kitchen is impressively fitted with a range of wall and base units, complemented by a stainless steel sink and drainer, double electric oven, gas hob, and hood.



The kitchen also includes a washing machine, dishwasher and fridge/freezer, all set against a part-tiled floor for a contemporary finish.

As you walk through the apartment, you will notice the period features that add character and charm to the living space, including high ceilings, exposed timbers and a feature window that provides a touch of elegance. The property further comprises two well-appointed bedrooms, along with a stylish bathroom, completing the layout designed for comfortable living.

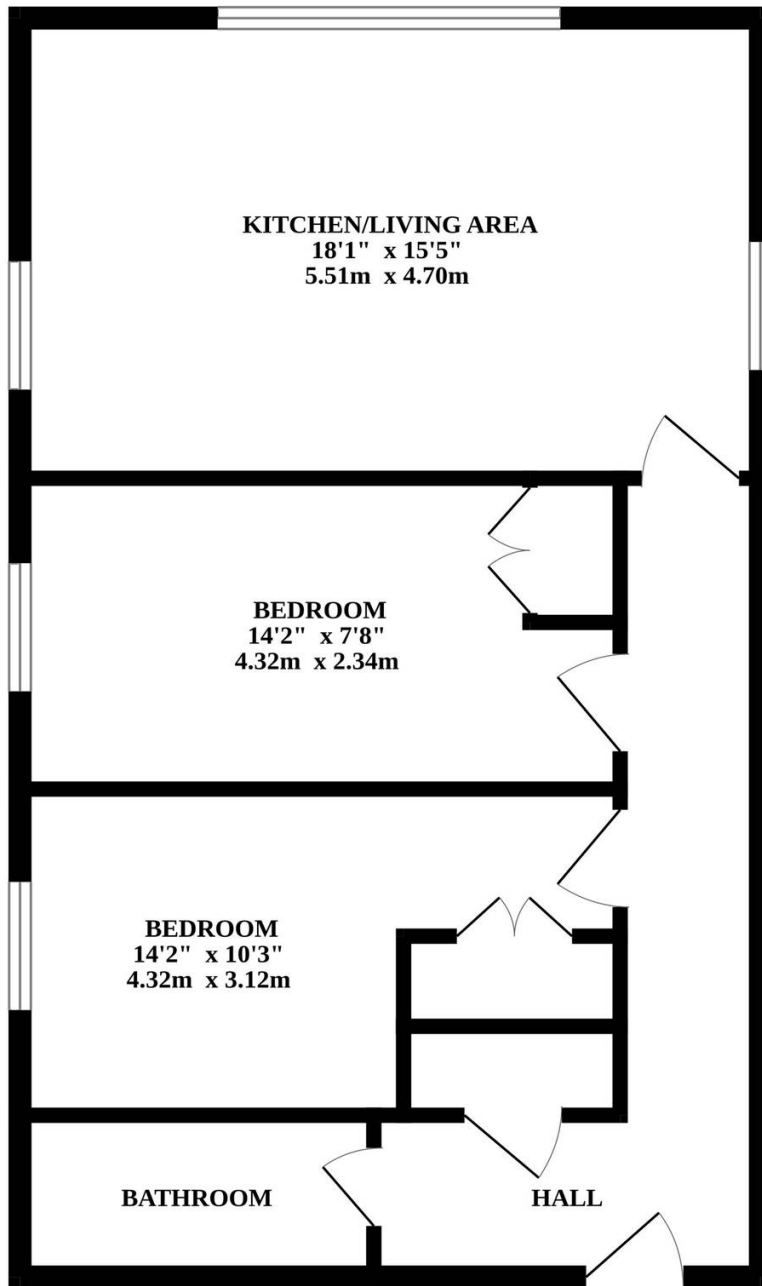
Adding to the property, you will find two allocated parking spaces - one conveniently located outside the building and the other in the overflow car park. Additionally, residents can enjoy the communal gardens and the convenience of a brick-built bin/cycle store within the premises.

Part of the award-winning Hopkins Home development of the old St Michael's Hospital site, this property offers a unique blend of history and contemporary living. Additionally, the apartment includes a share of the freehold, providing residents with a sense of ownership and investment in the property.

Embracing a coveted location, this apartment is within walking distance to the town centre, offering easy access to amenities, vibrant dining options, and shopping destinations. The communal entrance hall with post-boxes and stairs to the first floor enhances the sense of security and community within this inviting property.



GROUND 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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