

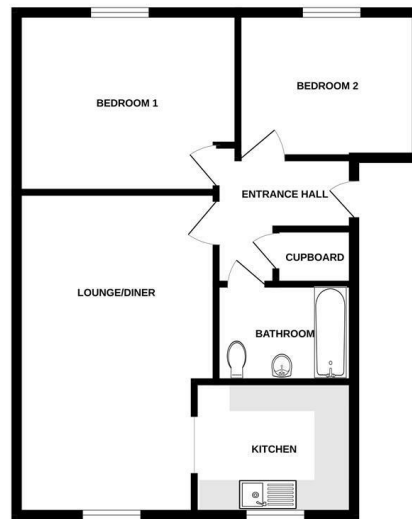


60 Bertram Way | | Norwich | NR1 1FD

Offers In The Region Of £175,000

****EXCELLENT FIRST TIME PURCHASE OFFERED WITH NO ONWARD CHAIN****
Gilson Bailey are delighted to offer this MODERN, TWO BEDROOM, SECOND FLOOR APARTMENT situated to the east of Norwich within walking distance to the City Centre. Accommodation comprising secure intercom entry, private entrance hall, lounge/diner, kitchen, TWO BEDROOMS and a bathroom. Outside there is ONE OFF ROAD PARKING SPACE. The apartment benefits from double glazing, gas heating, a good length lease and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, ceiling, walls and any other parts are approximate and not responsible to them for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee is to be given. Made with Metaplan 2008.

Location

Bertram Way is located within easy reach of local amenities such as pubs, shops, supermarkets and schooling, the City Centre itself, Norwich railway station and Riverside Development with its range of pubs, restaurants, gym and cinema.

Accommodation Comprises

Secure intercom entry with stairs to second floor. Front door to:

Entrance Hall

Doors to lounge/diner, two bedrooms and bathroom.

Lounge/Diner 18'4" x 10'11"

Double glazed window, two radiators.

Kitchen 8'6" x 8'5"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, boiler.

Bedroom One 12'6" x 11'10"

Double glazed window, radiator.

Bedroom Two 10'2" x 8'2"

Double glazed window, radiator.

Bathroom 7'8" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, radiator.

Outside

One off road parking space.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Leasehold - Term 125 years from 14 November 2013. Please note ground rent is and service/maintenance charges combined are £146.01 per month. For further information, please contact the office.


Utilities

Superfast broadband available.
Mains water and electric.

Agents Note

Please note no pets or domestic animals allowed


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band B

Tenure

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.