



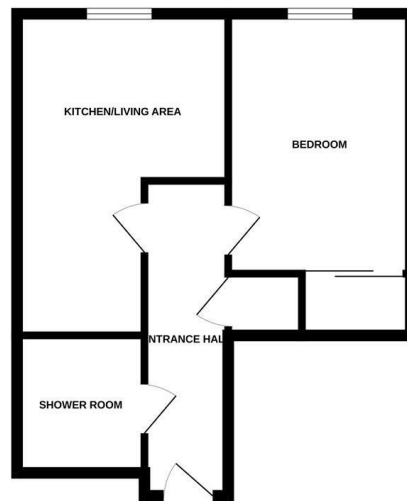
**105 Bertram Way | | Norwich | NR1 1FD**

## Price Guide £110,000

GUIDE PRICE: £110,000 - £115,000 \*\* VACANT MODERN APARTMENT WITH A LOVELY VIEW OFFERED WITH NO ONWARD CHAIN\*\* Gilson Bailey are delighted to offer this WELL PRESENTED, ONE 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, kitchen/living area, bedroom and a shower room. The apartment benefits from double glazing, electric 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.



## SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The layout, fixtures and appliances shown here are not intended and no guarantee as to their operation or efficiency can be given.  
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### 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 and lift to second floor. Front door to:

#### Entrance Hall

Doors to kitchen/living area, bedroom and shower room.

#### Kitchen/Living Area 16'4" x 10'9"

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, electric heater.

#### Bedroom 13'3" x 9'2"

Double glazed window, electric heater, built in wardrobe.

#### Shower Room 7'0" x 5'7"

Shower cubicle, low level WC, hand wash basin, extractor fan.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure


Leasehold - Term 125 years from and including 01 January 2012. Please note ground rent is £100 per annum and service/maintenance charges are £1256 per annum. For further information, please contact the office.

### Utilities

Superfast fibre broadband available.  
Mains water and electric.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Local Authority

Norwich City Council, Tax Band A

#### 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.

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