



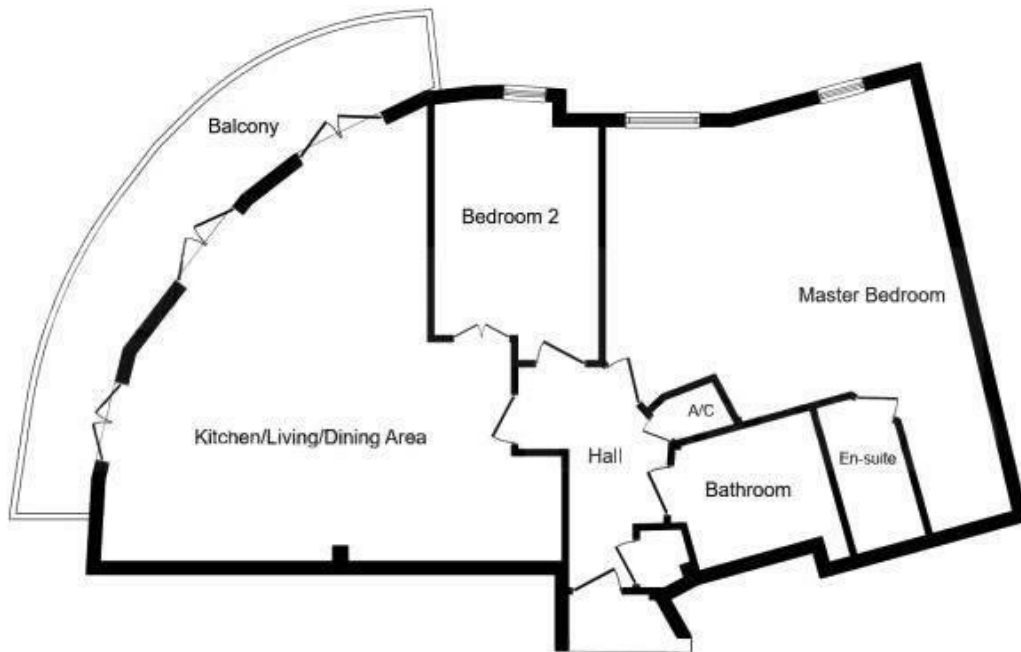
118 Bertram Way | | Norwich | NR1 1FD

Offers In Excess Of £290,000

**** UNIQUE TWO BEDROOM APARTMENT WITH AMAZING VIEWS AND LARGE BALCONY **** Gilson Bailey are excited to offer this fantastic two-bedroom apartment, perfect for modern city living. Step inside and you'll find a spacious layout with a welcoming entrance hall, a large master bedroom with its own en-suite, a second double bedroom, a family bathroom, and a bright open-plan lounge and kitchen area with a beautiful high ceiling, and opening onto one of the real highlights the wrap-around balcony – ideal for relaxing or entertaining, with amazing views across the City.

The apartment also features underfloor heating, and clever bespoke storage fitted by the current owner in both the main bedroom and living space. There is also the added benefit of an allocated parking space included. Whether you're a first-time buyer, downsizer, or looking for a stylish city base, this apartment ticks all the boxes.





Floor Plan

Location

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

Entrance Hall

Door to communal lobby, two storage cupboards, tiled flooring and underfloor heating.

Lounge/ Kitchen 24'4" x 20'11"

Double glazed patio doors & windows with wooden frames to balcony, phone point, TV point, high vaulted ceiling, tiled flooring with underfloor heating.

Fitted kitchen with a range of eye and base units with work surface over, one & a half sized stainless steel sink/ drainer with waste disposal unit, electric oven & hob with cooker hood above, washing machine, dishwasher and space for fridge freezer, which are included in the sale. Tiled flooring, tiled splashbacks and underfloor heating.

Master Bedroom 20'6" max x 16'7" max

Double glazed window with wooden frame to front aspect, fitted wardrobe, phone point, TV point, loft access, tiled flooring with underfloor heating and door to en-suite:-

En-Suite

Suite comprising of shower cubicle, WC, wash hand basin, heated towel rail, extractor fan, part-tiled walls, tiled flooring and underfloor heating.

Bedroom Two 10'0" max. x 8'9"

Double glazed window with wooden frame to front aspect, TV point, tiled flooring and underfloor heating.

Bathroom

Suite comprising of bath with mixer taps and shower attachment, wash hand basin, WC, extractor fan, shaver point, heated towel rail, fully tiled walls, tiled flooring, ceiling lights and underfloor heating.

Outside

The property comes with a wrap around south-facing balcony and one allocated parking space.

Local Authority

Norwich City Council - previously a C - currently being re-evaluated.

Tenure

Leasehold

Term: 125 years from and including 1 January 2012

Service Charge: £1650pa

Ground Rent: - £125 pa

Supplementary charge to Greenbelt of £85pa - (£77.52pa if paperless)

Utilities

Superfast broadband available.

Mains water and electric.



Energy Efficiency Rating

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

Local Authority

Norwich City Council

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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01603764444