69 Bertram Way

Norwich

NR1 1FD









ATTIK

CITY | COUNTRY | COAST

69 Bertram Way

Guide Price £185,000

Modern Living, & City Convenience...
Situated within the sought-after and exceptionally well-kept Bertram Way development, this beautifully presented two-bedroom first floor apartment offers stylish, low-maintenance living in a peaceful yet highly convenient Norwich setting. Built in 2012, the development enjoys a quiet residential feel with secure entry and well-maintained communal areas, while remaining within easy reach of Norwich city centre, the railway station and a wide range of local amenities.

The apartment itself is bright, modern and thoughtfully arranged throughout. An inviting entrance hall provides useful storage before leading into a spacious open-plan kitchen and living area, perfectly designed for both everyday living and entertaining. The contemporary fitted kitchen features integrated appliances, sleek cabinetry and ample workspace, while the living space benefits from excellent natural light through large windows overlooking the private residents' parking area.

Both bedrooms are generous doubles, with the principal bedroom enjoying fitted storage and a stylish en suite shower room. A further modern bathroom serves the second bedroom and guests alike, creating a practical and versatile layout suited to professionals, first-time buyers, investors or those seeking a secure city base. The property also benefits from recently installed electric storage heaters, double glazing and an allocated off-road parking space.

Bertram Way is ideally positioned for convenient access into Norwich's vibrant city centre, with its renowned independent shops, restaurants, cafes and cultural attractions, while Norwich Railway Station provides direct services to London Liverpool Street and Cambridge. Riverside Retail Park, green open spaces and excellent road links are also close at hand, making this an outstanding opportunity to enjoy modern living in one of Norwich's most convenient residential locations.

Agents notes...
A pre-recorded walkaround tour is available for this property

Vendors notes...
We bought this home having lived in the block together when we first met. It is a brilliant first home for a young couple. I bought the flat I had there off-plan, then when I bought no 69, I did it because the quality and value had held so well. Hopkins Homes were the developers, and everything was really high quality.

It comes with a parking space, is right near the train station, and all the good bits of the city; the natural light and green surrounding area is beautiful within the flat.

The rest of the blocks are filled with either older couples who downsized or rentals. It is very peaceful and safe.

Local Authority
Norwich

Council Tax Band C

EPC Rating B

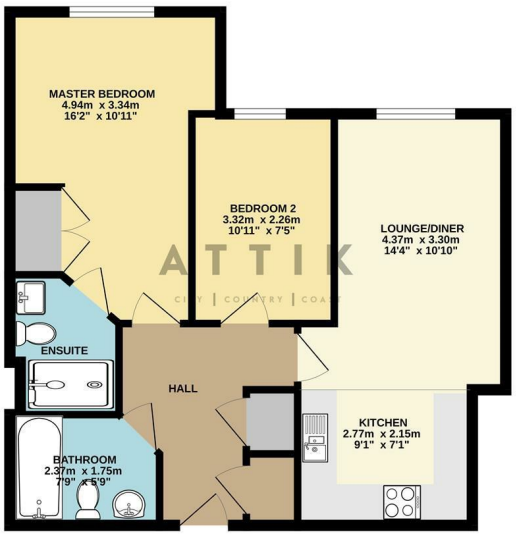






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GROUND FLOOR
55.4 sq.m. (596 sq.ft.) approx.



TOTAL FLOOR AREA : 55.4 sq.m. (596 sq.ft.) approx.
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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