

Astley & co

ESTATE AGENTS



116 Bertram
Way
Thorpe Hamlet
Norwich

Price: Offers in
Excess of
£135,000

Information Top floor flat with ONE BEDROOM and OPEN PLAN LIVING with beautiful views across to the Cathedral capturing the City skyline. The property is built by Hopkins homes in 2013, on the hill, and the top floor giving panoramic relaxing and tranquil views. Lift to all floors and upon entering feels like entering a quiet hotel. Located within a short walking distance to both Norwich City Centre and City train and bus station this is ideal for City lovers and commuters. Parking is possible on the various roads nearby but not with an allocated parking permit. Internally the property benefits from having a tiled kitchen with integrated fridge/freezer, washer/dryer, hob/oven and extractor fan. Modern electric storage heaters on the green energy tariff. Ample storage throughout the apartment. The bathroom has the benefit of having a four piece bathroom suite including a large walk-in separate shower cubicle. Electric Heaters.

Energy Performance Rating B. Council Tax A. Service Charge £1200 per year. Ground Rent £200 per year. Remaining Lease 111 years. Agents Notes - Under Section 21 of the Estate Agents Act 1979 – This is to confirm that this property is owned by an employee of Astley & co Estate Agents.

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Description

Main Entrance

Secure door entry system to lobby, lifts and stairs to all floors, door to communal post boxes

Lounge 25' 11" x 9' 8" (7.9m x 2.95m)

Double height window with panoramic views across the City.

Bedroom 12' 1" x 9' 4" (3.68m x 2.84m)

Window view views across the City skyline, integral wardrobe, electric heater

Bathroom

Four piece suite with separate shower cubicle, fitted bath, pedestal hand wash basin, WC, tiled walls

Storage cupboard

Housing tall cylinder water tank

Kitchen

Comprising a range of fitted base and wall units with stainless steel sink and drainer unit, integral fridge freezer, integral washing/dryer machine, built-in double oven with electric hob and extractor above, tiled splash-backs

Entrance Hall

Doors to all rooms, electric heater

Summary of accommodation

- Top Floor Flat with One Bedroom
- City Skyline Views
- Low-cost Green Energy Electric Storage Heaters
- Hopkins Homes Built 2013
- Near to Train Station & city Centre
- Four Piece Bathroom Suite

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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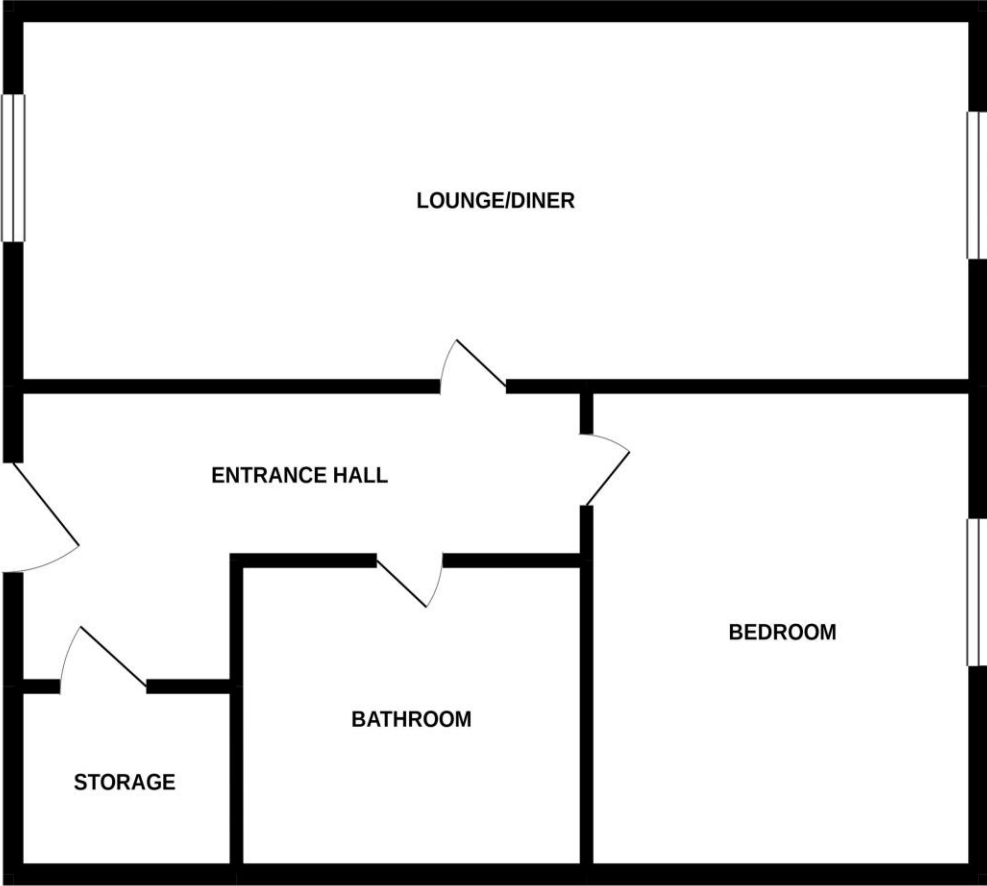
Tel: 01603 415182

We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 sq.m.) 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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