



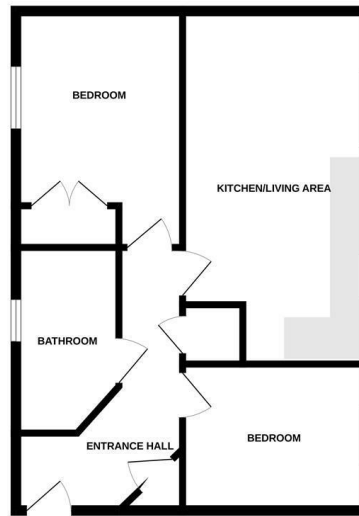
**71 Bertram Way | | Norwich | NR1 1FD**

**Offers In Excess Of £160,000**

**\*\*EXCELLENT FIRST TIME PURCHASE WITHIN WALKING DISTANCE TO THE CITY\*\*** Gilson Bailey are delighted to offer this MODERN, TWO BEDROOM, FIRST 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, 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 in great condition throughout. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.



FIRST FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and other data 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 services, systems and appliances shown here are not intended to be guaranteed, as to their operation or efficiency may be given.  
Made with Metaplan (2020)

### 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 first floor.  
Front door to:

#### Entrance Hall

Doors to kitchen/living area, two bedroom and bathroom.

#### Kitchen/Living Area 19'9" x 10'3"

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

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

Double glazed window, electric radiator, built in wardrobe.

#### Bedroom Two 10'2" x 8'1"

Double glazed window, electric radiator.

#### Bathroom 10'5" x 5'7"

Panelled bath, shower cubicle, low level WC, hand wash basin, frosted double glazed window.

### Outside

One off road parking space.

### Local Authority

Norwich City Council, Tax Band B.

### Tenure

Leasehold - Term 125 years from and including 1 January 2012. Please note ground rent is £115 per annum and service/maintenance charges are £115 per month. For further information, please contact the office.


### Utilities

Fibre to the cabinet broadband available.  
Mains water and electric.

### Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>86</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 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.