



Bertram Way, Norwich, NR1 1FD

welcome to

Bertram Way, Norwich

Perfect for first-time buyers or investors! A modern and well-presented two-bedroom first-floor apartment located just a short walk from Norwich City Centre. Benefiting from a spacious open-plan living area, gas central heating, double glazing, and an allocated off-road parking space.



Description

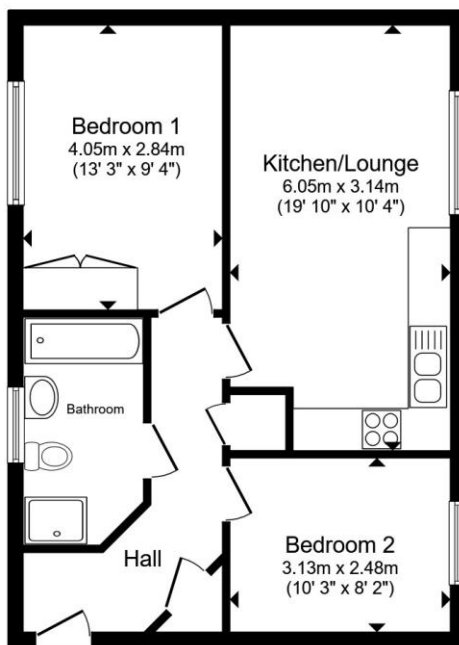
William H Brown is delighted to present this fantastic, modern two-bedroom first-floor apartment, ideally situated to the east of Norwich and within comfortable walking distance of the vibrant City Centre.

Presented in great condition throughout, the accommodation is accessed via a secure intercom entry system and a private entrance hall. The heart of the home is a bright and airy open-plan kitchen and living area, perfect for modern living and entertaining. The property further comprises two well-proportioned bedrooms and a contemporary family bathroom.

Externally, the apartment benefits from one allocated off-road parking space. Additional highlights include double glazing, gas central heating, and a long lease. Offering an ideal blend of convenience, comfort, and style, this property makes an exceptional first-time purchase or a lucrative buy-to-let investment. Early viewing is highly recommended to avoid disappointment!

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 52.5 m² (565 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

Bertram Way, Norwich

- Situated within easy walking distance to Norwich City Centre.
- Presented in great condition throughout, ready to move straight into.
- Open-plan kitchen and living area designed for modern lifestyles.
- Two good-sized bedrooms and a modern family bathroom.
- One allocated off-road parking space.
- Secure intercom entry system and a good length remaining on the lease.

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1380.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£160,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NOR144796](https://www.williamhbrown.co.uk/Property/NOR144796)



Property Ref:
NOR144796 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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