

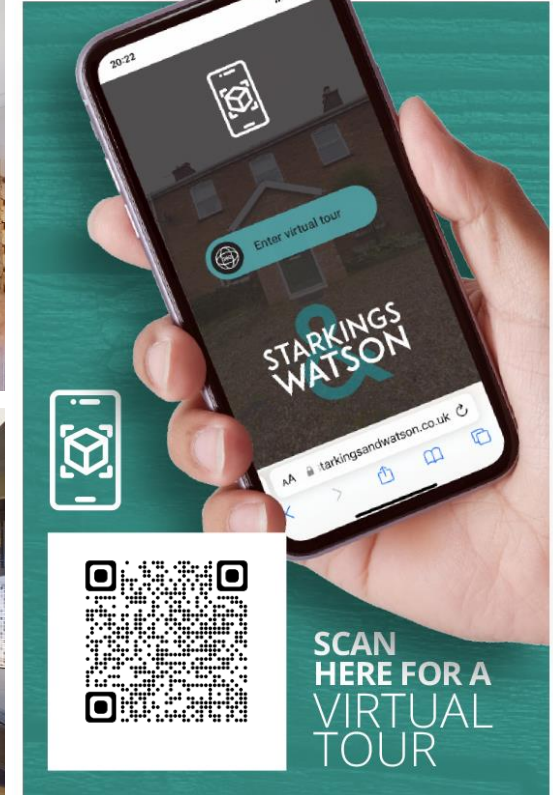
BERTRAM WAY

Norwich NR1 1EU

Leasehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01603 336116

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STARKINGS  
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- Second Floor Apartment
- Presented In Good Order
- Open Plan Reception Space
- Separate Kitchen
- Two Ample Bedrooms
- Allocated Parking Space
- Sought After Development
- Great Access For Train Station & City Centre

### IN SUMMARY

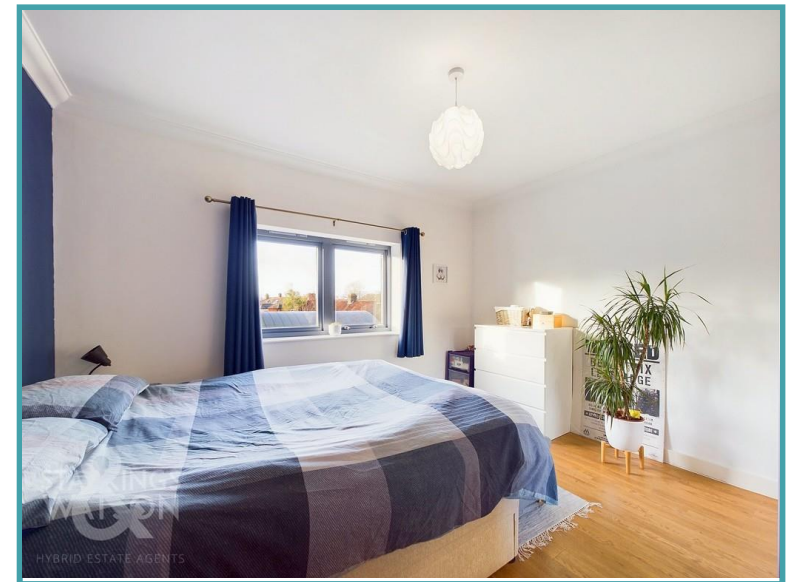
Located within the POPULAR CITY location of THORPE HAMLET in a PRIVATE and ELEVATED POSITION is this WELL KEPT and WELL PRESENTED SECOND FLOOR APARTMENT. The flat was built in 2011 and has the remainder of a 125 year lease left as well as offering generous semi-open plan accommodation. Accessed from the communal hallway there is a central hallway with built in storage leading to TWO GENEROUS BEDROOMS, one of which is used as study currently. There is a well fitted and tiled family bathroom with shower over the bath and then the main open plan reception space with WOOD EFFECT FLOORING and LARGE WINDOWS to the front allowing plenty of NATURAL LIGHT. The kitchen is tucked away off the main reception with a range of MODERN UNITS and space for appliances. Externally you will find ONE ALLOCATED PARKING SPACE as well as offering EXCELLENT ACCESS to the CITY and TRAIN STATION. The property would make an IDEAL BUY TO LET or FIRST TIME PURCHASE.

### SETTING THE SCENE

Approached via the main entrance onto the development which winds its way round to the very back in the corner where you will find the apartment block housing number 20. There is one allocated parking space to the rear of the building with the communal entrance door found to the front.

### THE GRAND TOUR

Entering the apartment via the main entrance door you will find a central hallway with wood effect flooring and built in storage. The second bedroom can be found immediately on the left with plenty of natural light, this is currently being used as an office. The family bathroom is fully tiled and offers a bath with thermostatic shower over. The main bedroom can be found to the rear of the building again with plenty of natural light and room for large double wardrobes. The main reception room features the same wood effect flooring which runs mostly throughout the apartment as well as dual aspect to front and side continuing the theme of natural light. The reception room offers space for soft furnishings and dining table comfortably. The kitchen can be found tucked around the corner in a semi-open plan way and offers a range of modern gloss units with rolled edge worktops over. the kitchen provides integrated eclectic oven/grill and gas hob with extractor fan over as well as space for fridge/freezer, dishwasher and washing machine.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



### THE GREAT OUTDOORS

There is no formal garden with the apartment although you will find one allocated parking space to the rear of the building as well as secure bicycle storage.

### OUT & ABOUT

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

### FIND US

Postcode : NR1 1EU

What3Words : ///shuts.rests.ocean

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTE

Leasehold details are as follows;

Lease Remaining 112 years

Service charge approx. £1400 PA

Ground Rent £120 PA

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area<sup>m</sup>  
560.32 ft<sup>2</sup>  
52.06 m<sup>2</sup>

