



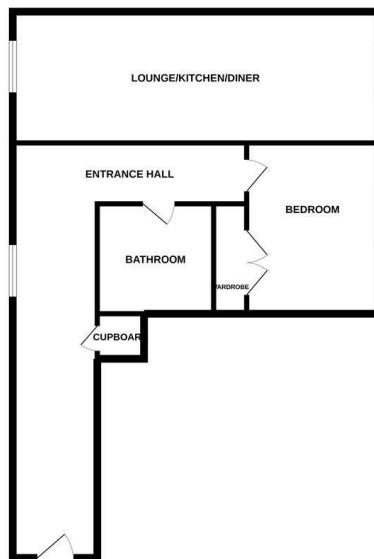
106 Bertram Way | Norwich | NR1 1FD

Guide Price £145,000

GUIDE PRICE £145,000 - £150,000 MODERN APARTMENT OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this MODERN, ONE BEDROOM, SECOND FLOOR APARTMENT located within walking distance to the City Centre with accommodation comprising ENTRANCE HALL, OPEN PLAN LOUNGE/KITCHEN/DINER, BEDROOM and BATHROOM. The apartment benefits from DOUBLE GLAZING, ELECTRIC HEATING and is in EXCELLENT CONDITION THROUGHOUT. The property would make an excellent first time purchase or buy to let investment so be quick to book a viewing.

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GROUND FLOOR



 Whilst every effort 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 errors or omissions. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Measurements are approximate.

Location

Bertram Way is located within easy reach of local amenities, the City centre itself, Norwich railway station, Riverside Development with its range of pubs, restaurants, gym and cinema.

Accommodation Comprises

Secure intercom entry, stairs and lift to second floor, front door to:

Entrance Hall

Doors to open plan lounge/kitchen/diner, bedroom and bathroom.

Open Plan Lounge/Kitchen/Diner 26'0" x 9'11"

Fitted wall and base units with worktops over, sink and drainer, four ring electric hob with extractor over, fitted oven, space for washing machine and fridge/freezer, double glazed window to front and rear, electric heater.

Bedroom 11'1" x 9'4"

Double glazed window to rear, electric heater, built in wardrobe.

Bathroom 9'7" x 5'6"

Panelled bath, shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan.

Leasehold

Leasehold - Term 125 years from and including 01 January 2012. Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.

Local Authority

Norwich City Council
 Tax Band A



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band A

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.

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