



## 16 Bertram Way, Norwich

£190,000 Leasehold

This beautifully presented two-bedroom ground floor apartment is located in the sought-after Bertram Way development in Thorpe Hamlet, just a short walk from Norwich city centre. The property offers modern, low-maintenance living with a spacious 18ft lounge/diner and a high-quality fitted kitchen. Both bedrooms are well-proportioned, complemented by a stylish contemporary shower room. Additional features include gas central heating, double glazing, and a secure intercom entry system. Outside, the apartment benefits from one allocated parking space, a brick-built bike shed/garage, and a communal bin store. With 986 years remaining on the lease and a superb location near riverside walks, shops, and transport links, this home is perfect for first-time buyers, downsizers, or investors.



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### **The Location**

Bertram Way is superbly located just off Rosary Road in the ever-popular Thorpe Hamlet district of Norwich. The area offers a wonderful balance of city convenience and green space, with a wide range of amenities close by including shops, cafes, pubs, and the vibrant Riverside leisure complex – home to a cinema, restaurants, and additional shopping options.

Nature lovers will enjoy scenic riverside walks, while a short and picturesque stroll through Norwich Cathedral grounds offers direct access to the city centre's historic streets and cultural attractions. Excellent transport links, both by road and rail, make this an ideal location for commuting or simply enjoying all that Norwich has to offer.

### **Bertram Way, Norwich**

Set within a highly sought-after development in the desirable area of Thorpe Hamlet, this immaculate two-bedroom ground floor apartment offers stylish and practical living just a short distance from Norwich city centre.

The property is ideal for first-time buyers, professionals, or those looking to downsize, all with the benefit of 986 years remaining on the lease.

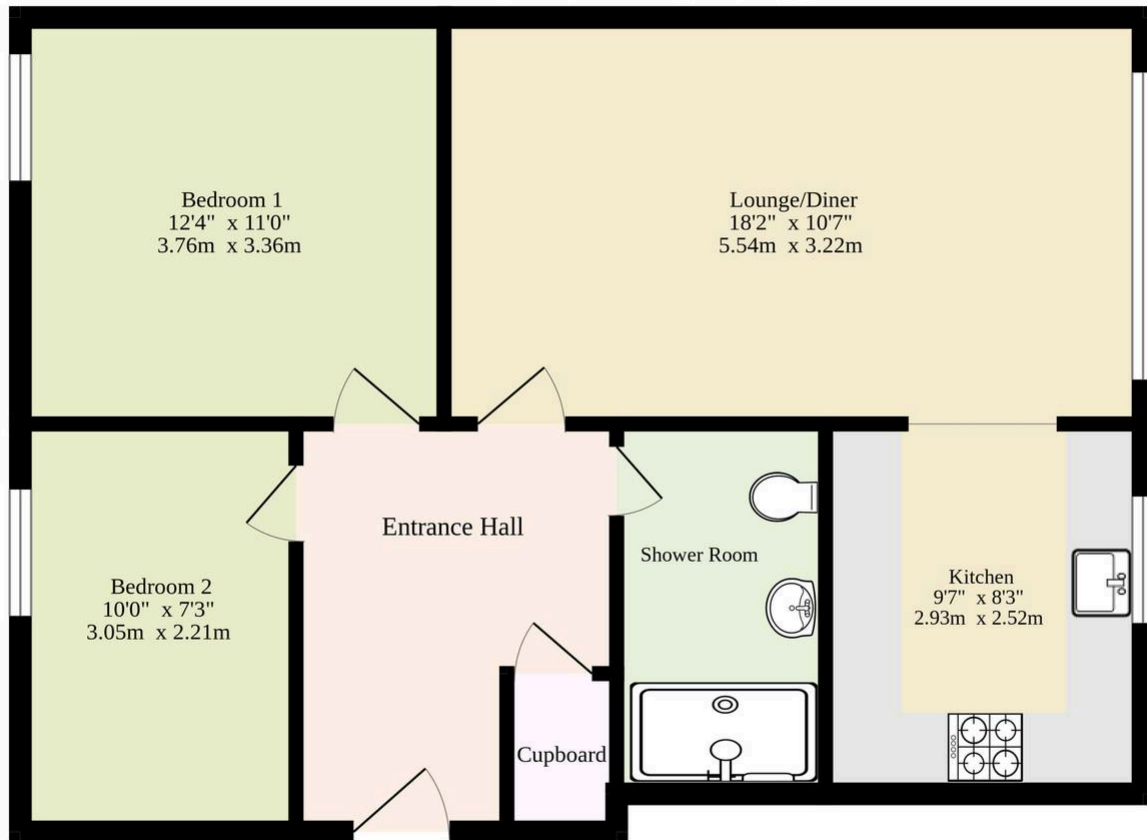
The apartment opens into a secure communal entrance hall with intercom entry system, leading to a private hallway with a generous storage cupboard. The accommodation is smartly laid out, featuring two well-proportioned bedrooms, a contemporary shower room, and a bright, spacious 18ft lounge/diner.

The lounge connects seamlessly to a high-quality fitted kitchen, complete with integrated oven and hob, and space for additional appliances.





**Ground Floor**  
**576 sq.ft. (53.5 sq.m.) approx.**



**TOTAL FLOOR AREA : 576 sq.ft. (53.5 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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