



76 Bertram Way, Norwich  
Norwich



Minors & Brady

# 76 Bertram Way

Norwich

Experience the best of city living in this stylish two-bedroom flat in the heart of Norwich. Just moments from the bustling city centre, this home offers effortless access to shops, restaurants, and cultural attractions. Featuring an open-plan kitchen, dining, and living area perfect for relaxing or entertaining, two double bedrooms with a private en-suite, and modern finishes throughout, it's ideal for first-time buyers, students, or investors. With lift and stair access, a secure entry system, allocated parking, and just a short walk to Norwich train station, this flat combines convenience, comfort, and contemporary urban living.

- Chain free
- Two-bedroom flat located within a prime location of Norwich
- Moments away from the city centre, offering a wide range of amenities
- Fantastic opportunity for first-time buyers, students or investors
- Open-plan kitchen/dining/living room creating an effortless flow for relaxation and entertaining
- Kitchen equipped with quality cabinetry, an integrated oven, a dishwasher and space for a fridge/freezer
- Two double bedrooms, a private en-suite and a bathroom
- Lift and stair access, with a secure entry phone system
- Allocated parking
- Short walk to Norwich train station



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## Location

Bertram Way is a residential street in the eastern part of Norwich, offering a peaceful neighborhood atmosphere while remaining close to city amenities. Local shops, cafes, and small supermarkets are within easy walking distance, providing convenient access to everyday essentials. Families benefit from nearby primary and secondary schools, while healthcare needs are served by local GP practices, dental clinics, and the Norfolk and Norwich University Hospital just a short drive away. Transport links are excellent: regular bus services connect the area to the city centre and surrounding suburbs, and Norwich Railway Station is approximately 1 mile from Bertram Way, offering direct train connections to London, Cambridge, and other regional destinations. The street also has easy access to the A47, making travel around Norwich and beyond straightforward.



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# 76 Bertram Way

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Positioned in a highly sought-after location in Norwich, this stylish two-bedroom flat offers the perfect blend of convenience and comfort. Just moments from the vibrant city centre, residents enjoy easy access to a diverse array of shops, restaurants, and cultural attractions, making it an ideal choice for first-time buyers, students, or investors.

Step inside to a welcoming entrance hall, complete with handy storage, setting the tone for the thoughtful layout throughout. The heart of the home is the open-plan kitchen, dining, and living area, designed to create an effortless flow for both relaxing evenings and lively entertaining. The modern kitchen features quality cabinetry, an integrated oven, a dishwasher, and space for a fridge/freezer, ensuring functionality meets style.

The flat showcases two spacious double bedrooms, including a private en-suite in the main bedroom, complemented by a well-appointed family bathroom. Practicality is enhanced with lift and stair access and a secure entry phone system, while allocated parking provides added convenience for residents.

## Agents note

We understand that this property is leasehold, with 113 years left on the lease.

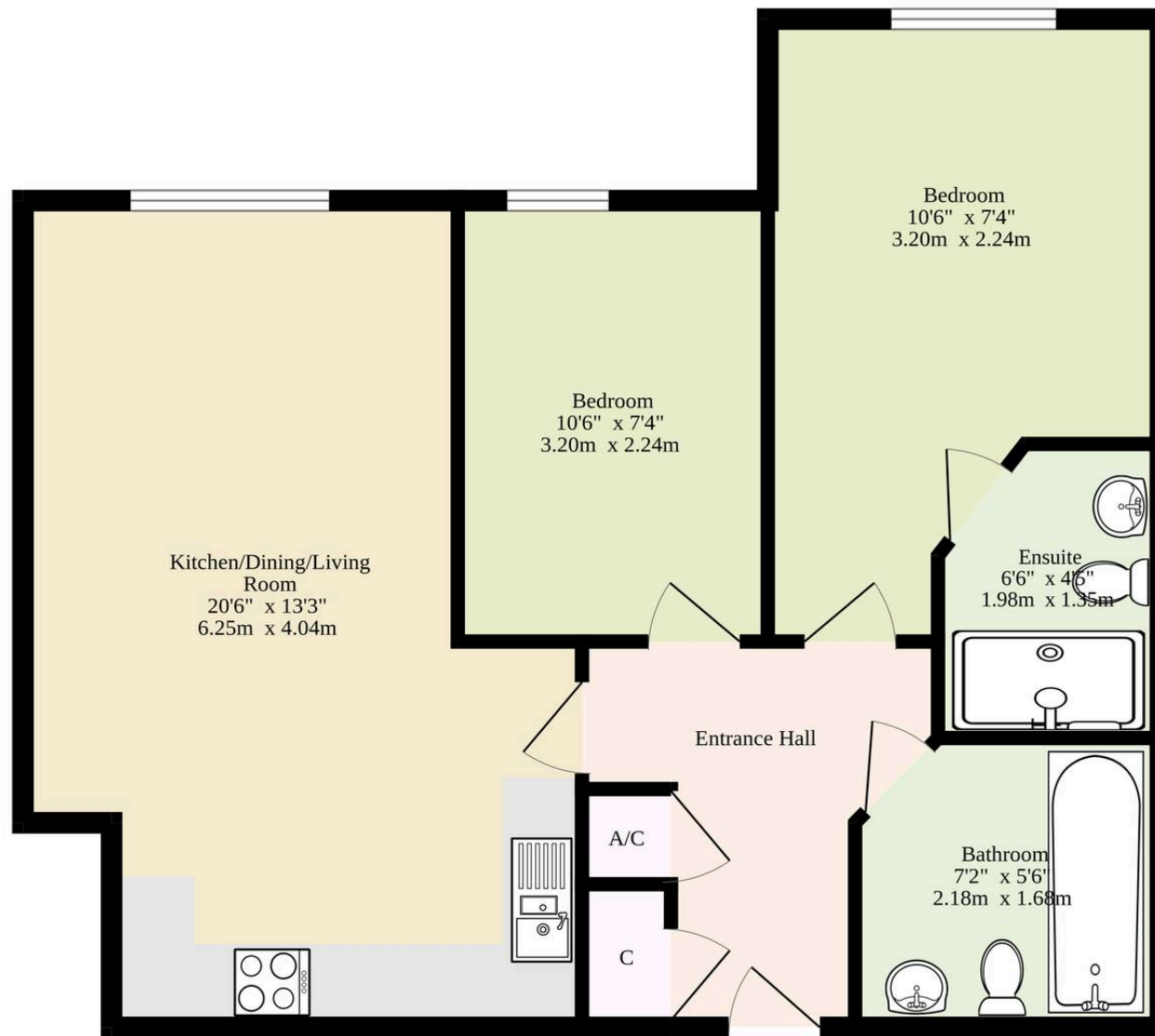
Ground rent: £1,700 a year (all bills included)

Renewal: February 2026



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675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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Branch Manager



Meet *Rosie*  
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Meet *Tristan*  
Senior Property Valuer

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