



17 Bertram Way, Norwich

Minors & Brady



17 Bertram Way

Norwich

Modern, chain-free apartment living with allocated parking and an exceptional city-fringe location. Offered with no onward chain, this well-presented two-bedroom ground floor apartment provides practical and low-maintenance accommodation ideal for first-time buyers, investors or those looking to downsize. The property features a bright open-plan living space incorporating the lounge, dining area and modern kitchen, creating a sociable layout suited to contemporary lifestyles. Both bedrooms are well proportioned, with the principal bedroom benefitting from fitted wardrobes, while a modern shower room completes the accommodation. Further advantages include an allocated parking space and a highly convenient position within walking distance of Norwich city centre, the railway station and Riverside amenities.

- **Agent's Note**

This property will be sold leasehold and is connected to mains water, electricity, gas and drainage.

Lease Information (provided by the vendor):

- Ground Rent: £115 per annum
- Service Charge: Approximately £1,600 per annum (payable bi-annually)
- Additional Green Belt Charge: Approximately £80 per annum
- Council Tax Band: B
- Please note that some images may have been digitally enhanced or virtually staged using AI technology for illustrative purposes. Fixtures, furnishings and décor shown may not reflect the property's current condition.



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Situated within the popular Bertram Way development, this well-presented two-bedroom ground floor apartment offers an excellent opportunity for first-time buyers, investors or those seeking low-maintenance living in a highly convenient Norwich location. Offered with **no onward chain**, the property combines practical accommodation with easy access to the city centre, railway station and a wealth of local amenities.

The accommodation is approached via a welcoming entrance hall, leading through to a bright and sociable open-plan living space. The lounge, dining and kitchen area creates a comfortable setting for both everyday living and entertaining, with ample room for furniture and a layout well suited to modern lifestyles. The kitchen is neatly arranged to maximise both storage and workspace, while remaining connected to the main living area.

Both bedrooms are well proportioned, with the principal bedroom further benefiting from fitted wardrobes, providing useful built-in storage. The second bedroom offers flexibility as a guest room, home office or additional accommodation depending on individual requirements. A modern shower room completes the internal layout.

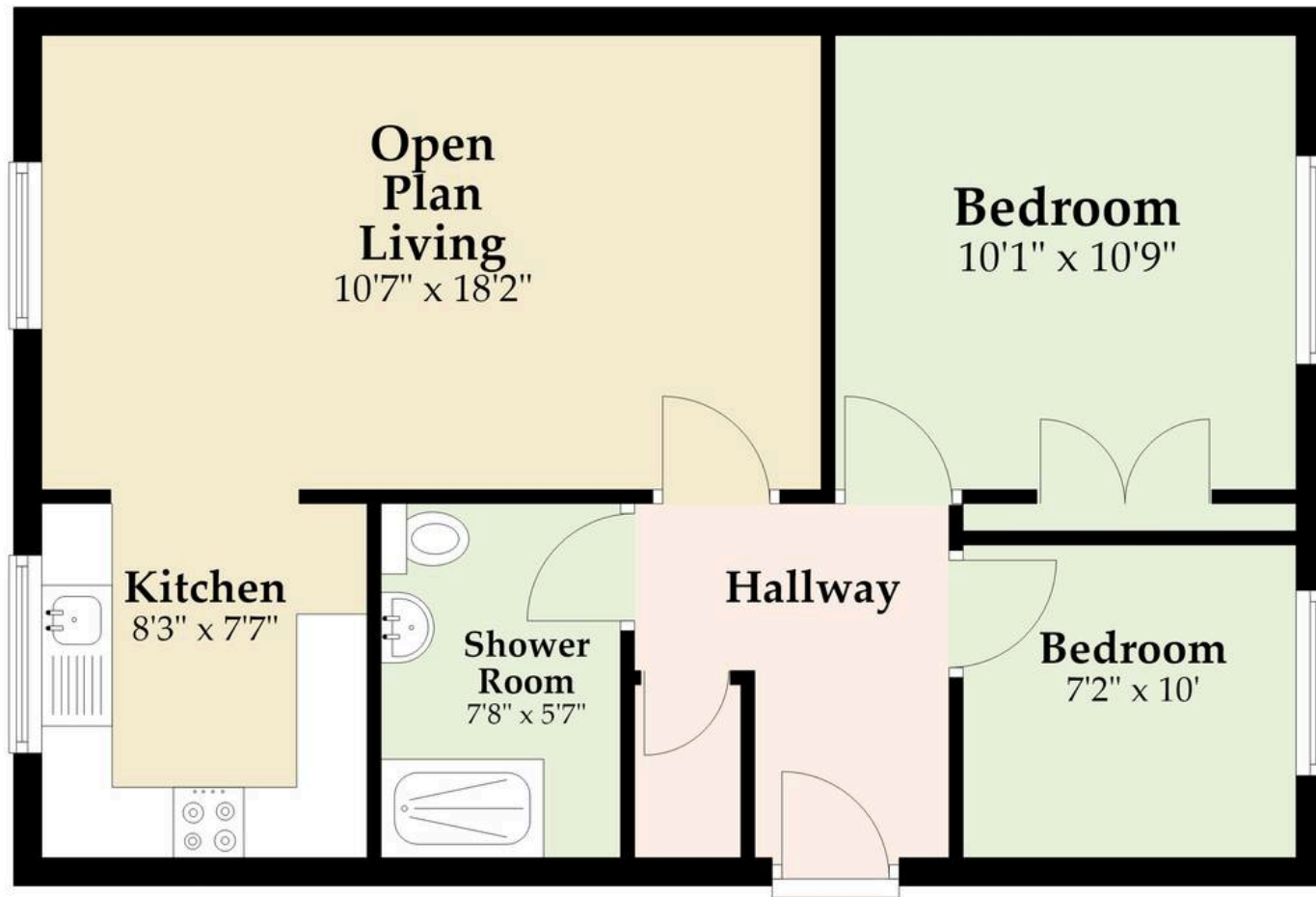
Externally, the property benefits from one allocated parking space, an increasingly valuable asset for city living. Residents also enjoy maintained communal grounds that contribute to the development's attractive and well-kept appearance.



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Apartment

Approx. 555.5 sq. feet



Total area: approx. 555.5 sq. feet

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.

Plan produced using PlanUp.

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