

Two-bedroom first floor apartment

100 Bertram Way, Norwich, Norfolk, NR1 1FD // Leasehold // Male 71*, Female 68**

£215,000	Independent RICS valuation
100%	Percentage offered
£215,000	Value of percentage offered
£93,501	Investment price
£121,499	Discount

Investment offered at 56.5% below RICS valuation



*Lifetime Owner 72yo early April

**Lifetime Owner 69yo mid-March

Property images



Location Overview

Norwich is the largest city in Norfolk. Plans are underway with a multi-million pound scheme that intends to replace unused buildings with over 1,200 new homes, a leisure quarter, 200 bed hotel, new cinema and 25 storey tower block. The projected cost over the 6-year scheme is expected to run into the hundreds of millions and cover a 1.2 million sq. ft site.

Local apartment prices since February 2018 have risen by 13% and with this level of development over the foreseeable future, it's difficult to imagine prices stagnating.

30%	12 month growth from Oct 18 to Oct 19
284%*	20 year growth from Oct 98 to Oct 18
£111,789	Investment price
£215,000	Investment value
£261,580	5 year value (4% HPI)
£318,252	10 year value (4% HPI)
£471,091	20 year value (4% HPI)

*Figures from [home.co.uk](#)



Property Overview

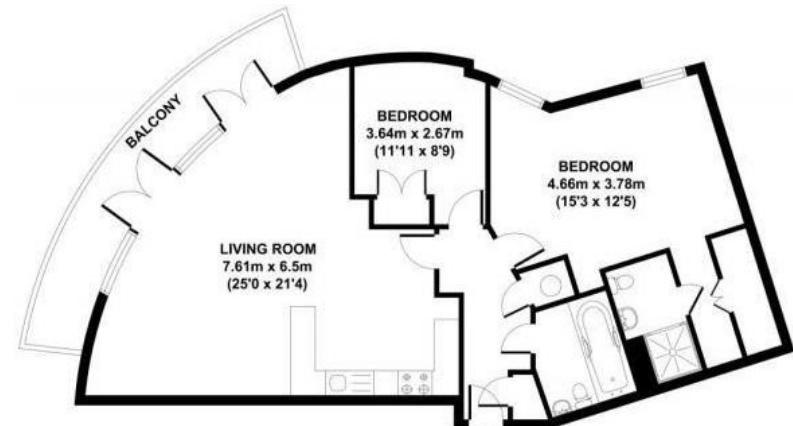
Key Features

- Superbly presented two bedroom apartment
- Minutes from city center & local train station
- Private balcony
- Allocated parking space
- En suite to the Master Bedroom

Measurements

Kitchen/Lounge	7.5m x 6.4m (24'7" x 21')
Bedroom	5.4m x 4.4m (17'9" x 14'5")
Bedroom	3.6m x 2.6m (11'10" x 8'6")

Floorplan



Comparables



£235,000
2 bedrooms | Apartment
Grosvenor House, Norwich

Archived
Marketed from: 20-11-2017 to 28-03-2018 (128 days)

Sold STC A select development of one & two bedroom apartments situated within an ideal location less than 300 yards from Norwich Train station and just a five minute walk from Riverside retail park. This property is part of a selection and more apartments are available - call now for more details.
[Full brochure](#), [extra pictures](#), [Floorplan](#) and [map available](#)



£227,950
2 bedrooms | Flat
Grosvenor House

For sale
Marketed from: 02-11-2018

Sold STC Move Before Christmas - A stunning two bedroom apartment situated on 6th floor measuring 700 sq ft.
[Full brochure](#), [extra pictures](#), [Floorplan](#) and [map available](#)