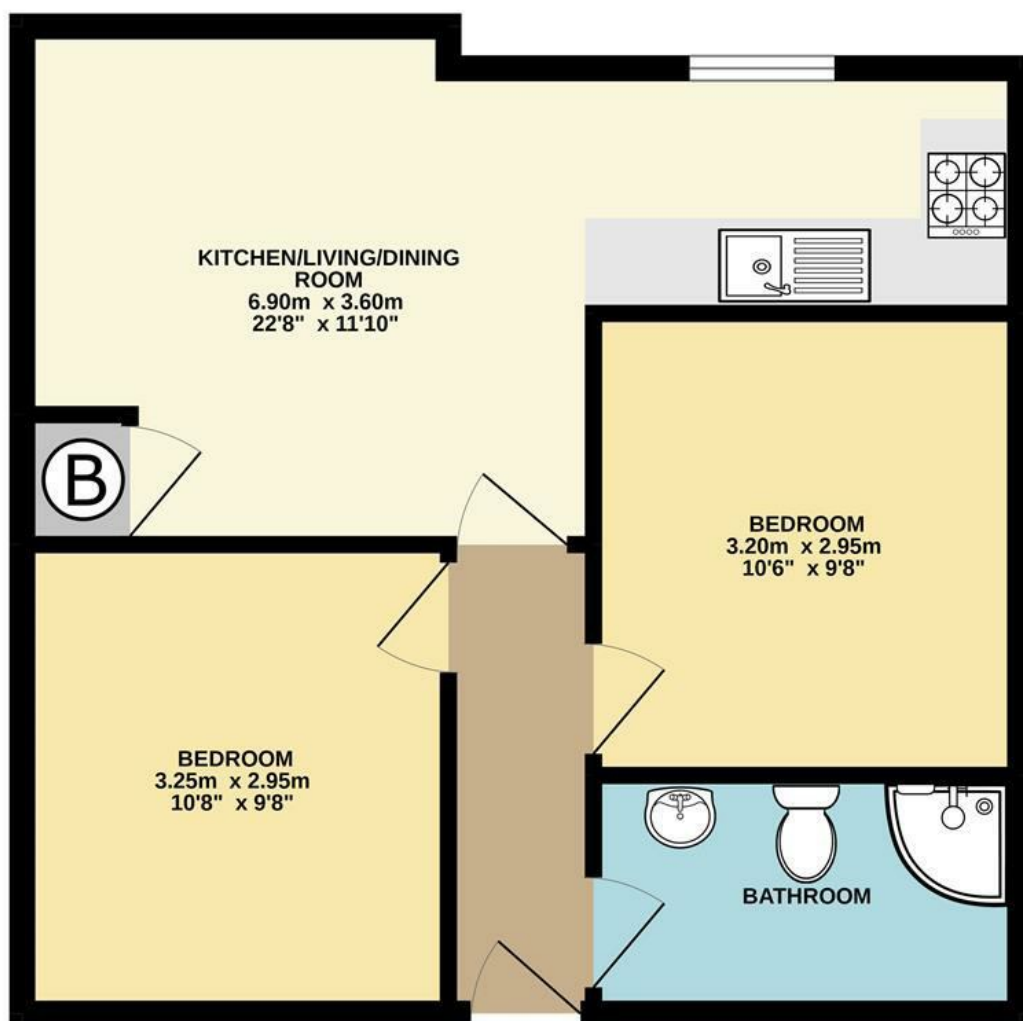




Surrey Street | Norwich | NR1
 Guide £215,000

abbotFox

GROUND FLOOR
 46.0 sq.m. (496 sq.ft.) approx.



TOTAL FLOOR AREA: 46.0 sq.m. (496 sq.ft.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



abbotFox presents this spacious ground floor two bedroom apartment with full use of the residents' lounge, well-equipped resident's gym and concierge service.

The apartment is sleek and practical in design with high gloss, soft closing kitchen units, an integrated fridge, freezer and washer dryer. There is also a stylish shower room with floating hand wash basin. Each apartment is fitted with a silent internal ventilating system and intercom system which enables calls direct to the concierge.

Sentinel House is fully submersed in the city centre, opposite John Lewis, and is within a short stroll of Norwich's nationally acclaimed shopping facilities, quirky cafes and restaurants, exciting nightlife and its quintessential culture and history.

The apartment is ideally located close to both the bus and train stations.

