

abbotFox



Norwich's City Centre, NR1  
*Offers In Excess Of £170,000*

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







## THE DETAIL \_\_\_\_\_

abbotFox presents this immaculate and notably larger-than-average two-bedroom ground floor apartment, enjoying a prime position within Norwich city centre.

Light and airy accommodation briefly comprises an entrance hall, a spacious open-plan kitchen/living area, two generous double bedrooms and a modern shower room.

This property benefits from a substantial footprint, extending to over 582 sq ft (54 sq m), enhancing both living space and bedroom proportions.

The kitchen is very well equipped with an electric oven and hob, fridge/freezer and washer dryer.

Further features include a silent internal ventilation system, secure entry system and high-quality fitted blinds throughout.

Residents of Sentinel House also enjoy exclusive access to an on-site gym, resident's lounge and concierge service.

Ideally located in the heart of Norwich city centre, Sentinel House represents an excellent first purchase, bolt-hole or buy-to-let investment, particularly given the current rental income of £1,400 per calendar month.

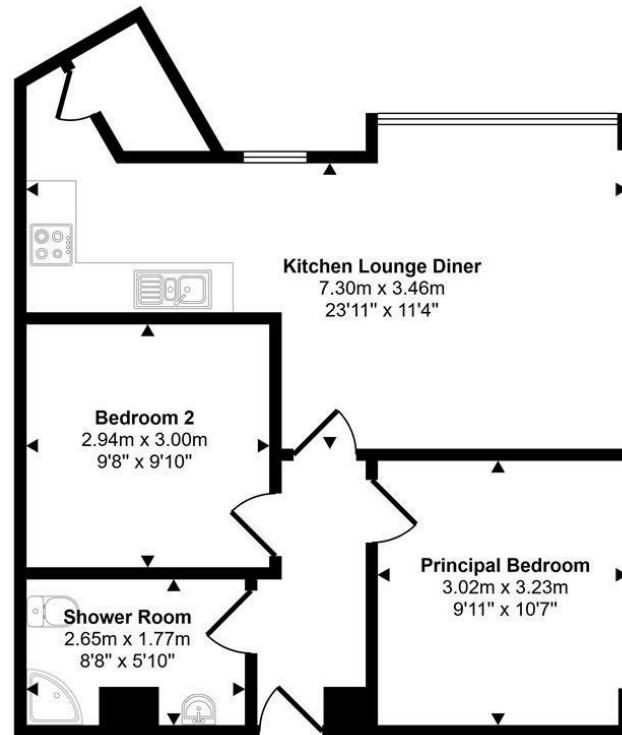




## THE HIGHLIGHTS \_\_\_\_\_

- No onward chain
- Concierge Service
- Two double bedrooms
- Open plan living space, spacious throughout
- Modern kitchen
- Ground floor
- A great buy to let - currently achieving £1,400pcm
- Resident's lounge and gym
- City centre

Approx Gross Internal Area  
54 sq m / 582 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

*Let's talk*

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EPC RATING -

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