

GROUND FLOOR



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	

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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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Surrey Street | Norwich | NR1
Guide Price £200,000



abbotFox presents this generous, first floor apartment, situated within the popular and sought after Sentinel House development. Having been maintained to an exceptional standard, this home represents an ideal opportunity for any first time buyer or buy-to-let investor, and is offered with the additional benefit of an allocated parking space. Sentinel House affords a wealth of on-site facilities, including concierge service and residents gym, this property offers a convenience hard to match with Norwich City Centre on the doorstep.

The internal accommodation comprises; entrance hall, two double bedrooms, shower room and stylish open plan living accommodation, with a light and stylish finish throughout. Offered to the market with no onward chain, and benefitting from secure, allocated parking, an internal viewing comes highly recommended.

Guide Price - £200,000 - £220,000

