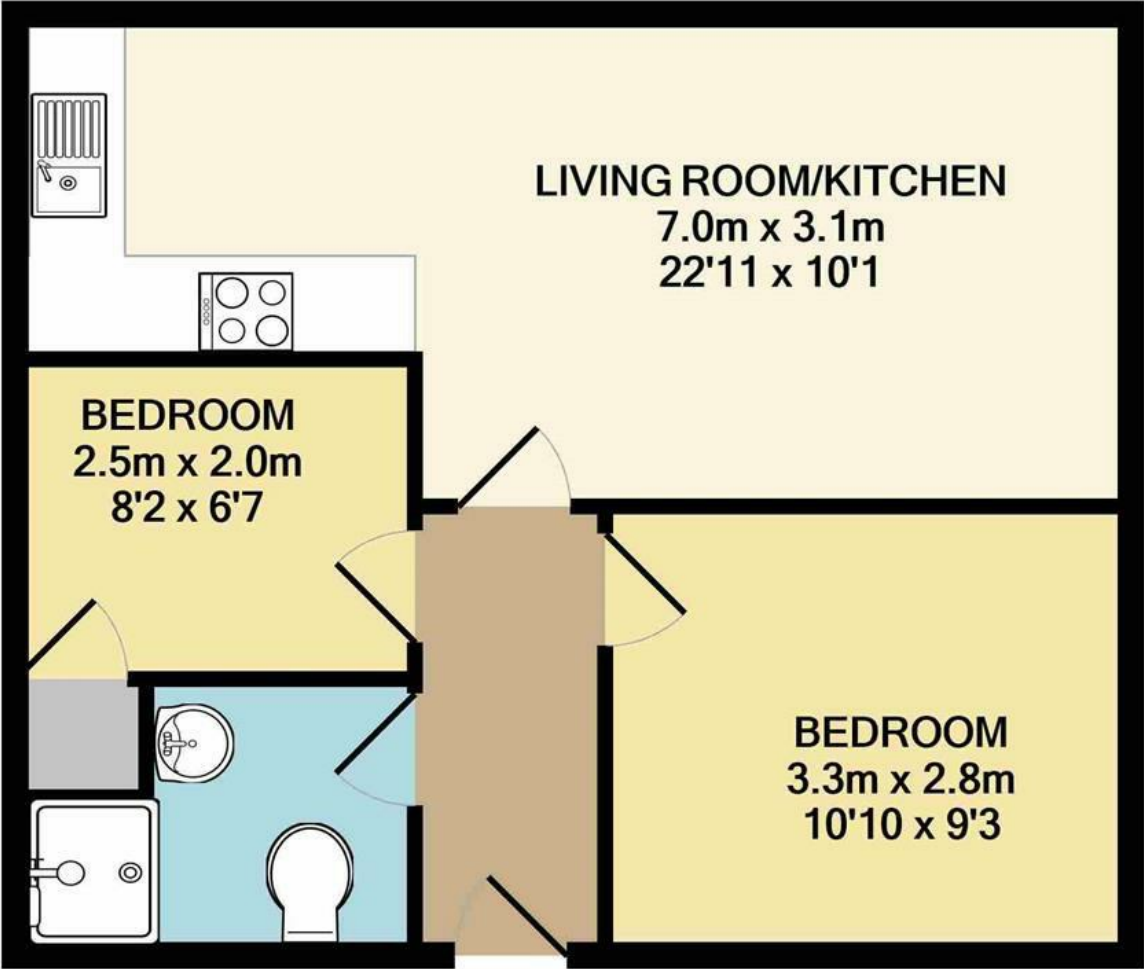




Surrey Street| Norwich| NR1
Guide Price £175,000



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.

TOTAL APPROX. FLOOR AREA 41.1 SQ.M. (443 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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abbotFox presents this immaculate first floor two bedroom central Norwich apartment within the popular Sentinel House development.

Accommodation briefly comprises; an entrance hall, an open plan kitchen/living space with integrated appliances, two good sized bedrooms and a modern shower room.

Features include a silent internal ventilation system throughout and secure entry system which also rings through to a concierge desk. There is an on-site gym available to residents only as well as a resident's lounge.

Sentinel House enjoys a convenient city centre location opposite John Lewis and is close to the bus station.

The property is being sold with no onward chain.

An ideal bolthole, first purchase or buy to let with a rental value of £1250 pcm.

