

abbotFox

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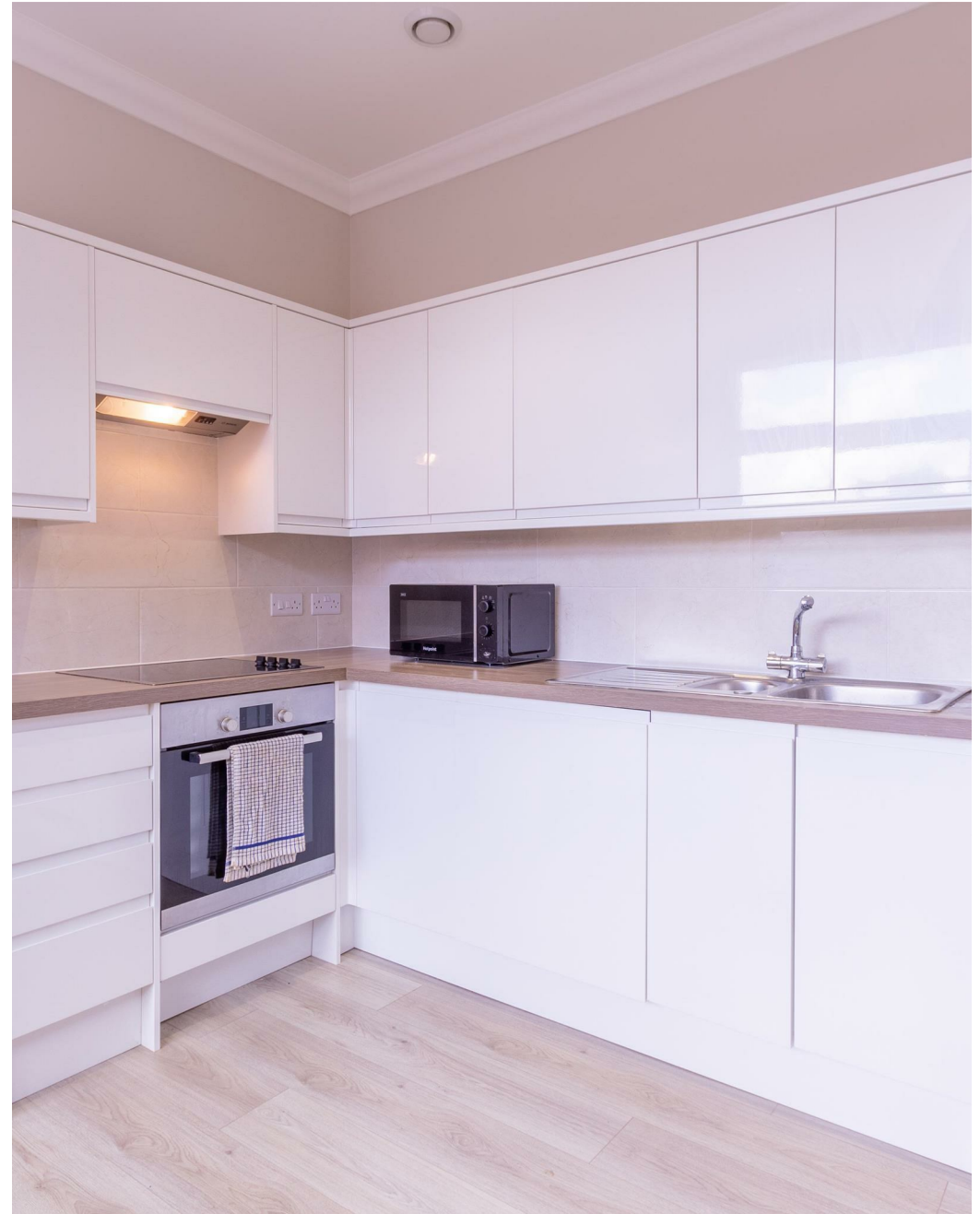


Central Norwich, NR1
Guide £170,000

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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 one-bedroom apartment within Norwich's prime residential development, Sentinel House.

An ideal first purchase, bolt hole or buy to let.

Boasting a unique, private position overlooking an inner, walled courtyard and central courtyard beyond.

Well-appointed accommodation briefly comprises; an entrance hall, an open plan kitchen/living space with integrated appliances, a double bedroom with a window overlooking the inner courtyard, and a modern shower room.

The property features a silent internal ventilation system and a secure entry system which also rings through to the concierge desk.

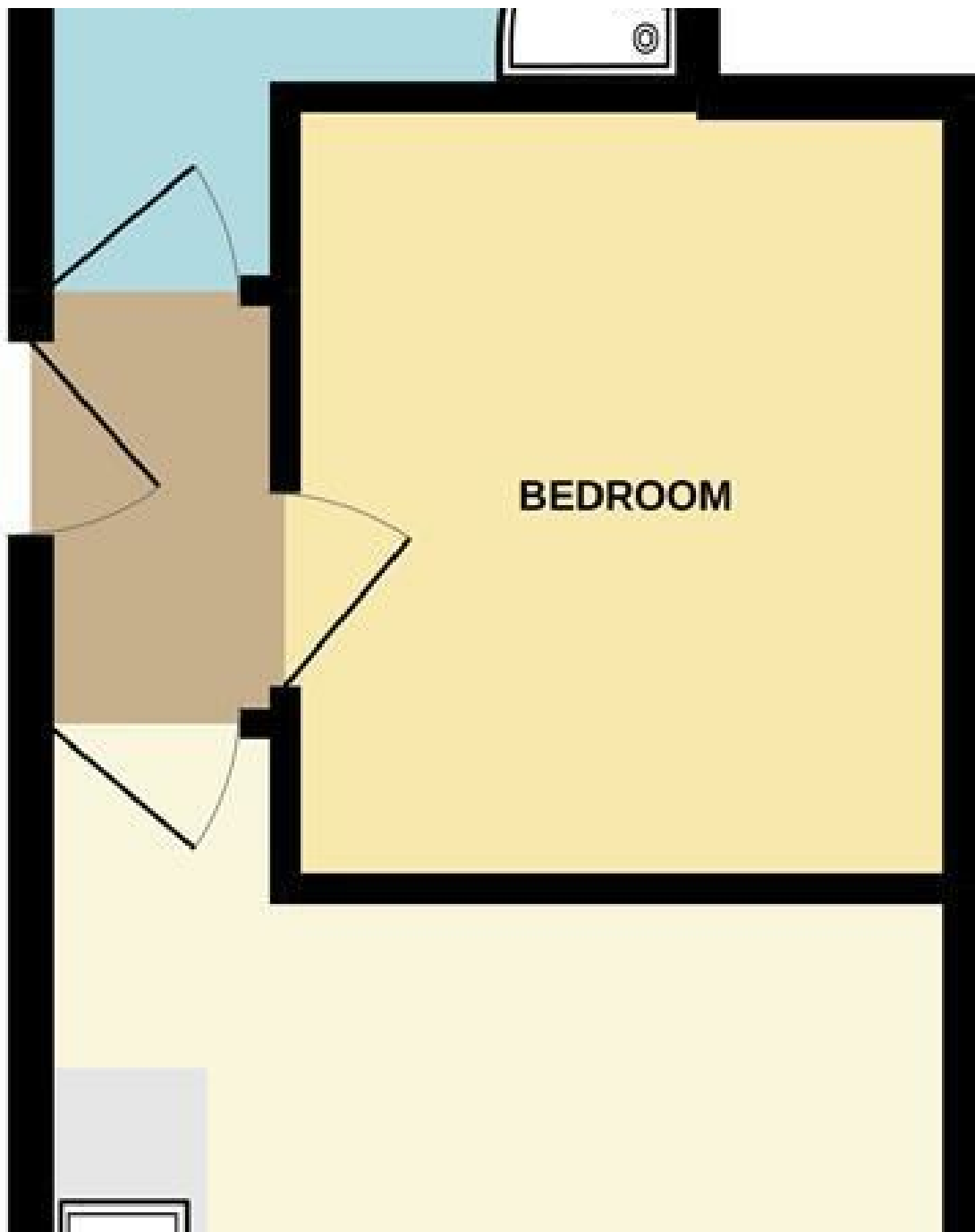
Residents have access to an on-site 24/7 gym, concierge service and resident's lounge.

This iconic building is centrally positioned opposite John Lewis and within easy reach of the bus station. Norwich train station is only a short walk away.

Agents Note: In accordance with Section 21 of the Estate Agents Act 1979 we would advise all interested parties that the vendor of this property is an associate of abbotFox.

THE HIGHLIGHTS _____

- Private position overlooking a walled inner courtyard
- Large double bedroom
- Open plan living space
- Modern shower room
- Resident's lounge, gym and concierge service
- Ideal first purchase, buy to let or city bolt hole
- No onward chain



Let's talk

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EPC RATING - D

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox 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 purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.