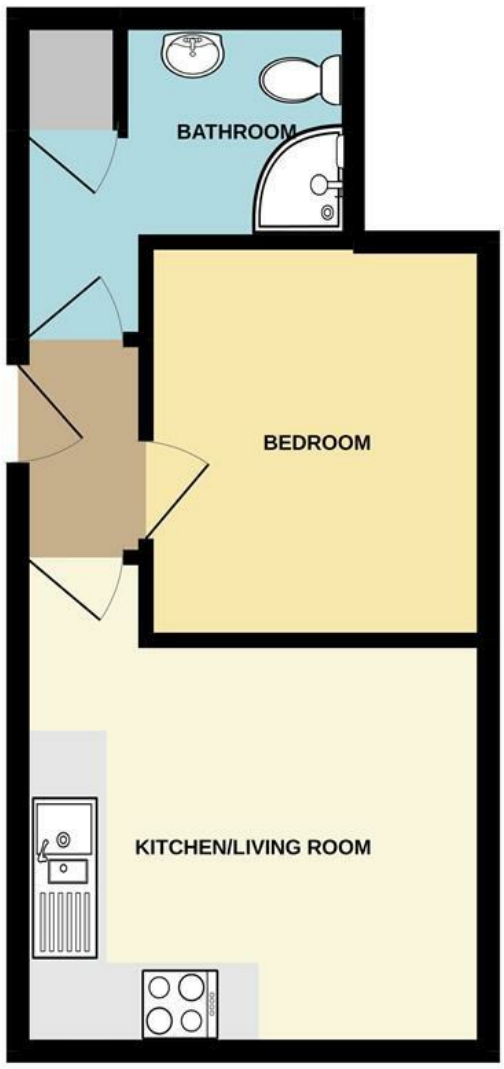
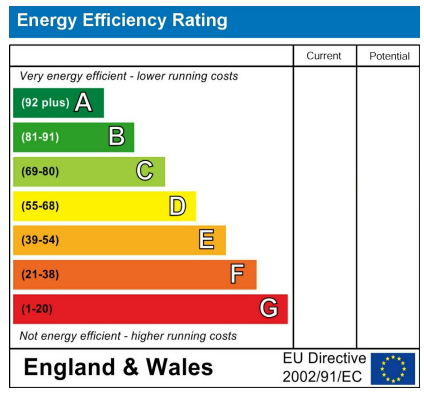
GROUND FLOOR




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.

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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abbotFox

Surrey Street| Norwich| NR1

**Guide** £170,000

abbotFox presents this immaculate one-bedroom apartment within Norwich's prime residential development, Sentinel House.

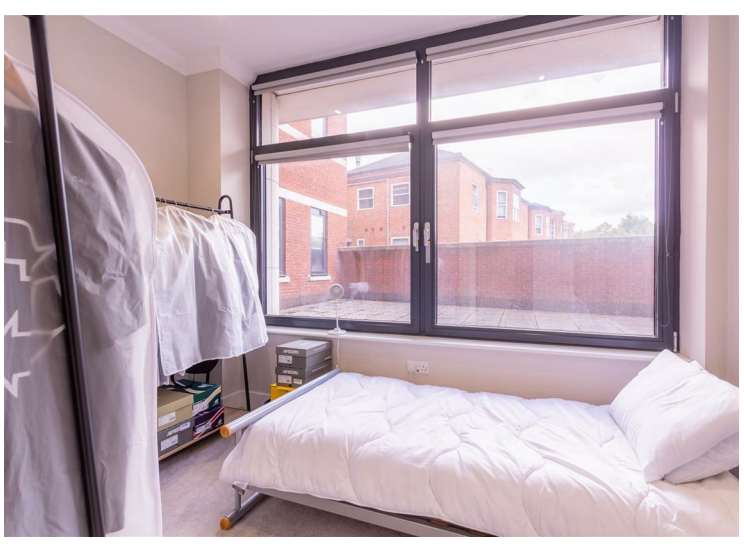
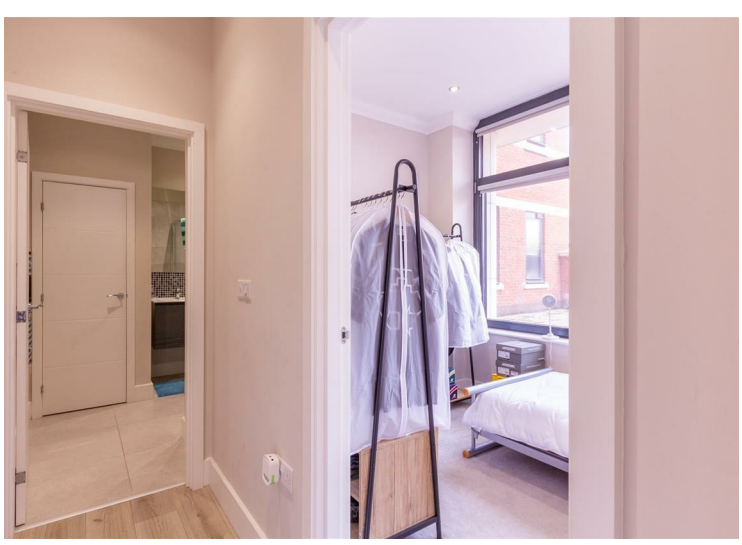
An ideal first purchase, bolt hole or buy to let.

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.