



TOTAL APPROX. FLOOR AREA 557 SQ.FT. (51.7 SQ.M.)

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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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			
<b>England &amp; Wales</b>		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.



Surrey Street | Norwich | NR1  
Guide Price £185,000



**\*Investors Only\*** AbbotFox presents this modern third floor, city centre apartment. The property features a secure entry system, concierge service, open plan living space, modern fitted kitchen, two generous bedrooms and a family bathroom.

Sentinel House is fully submersed in the city centre and empowers walking ease of Norwich's nationally acclaimed shopping facilities, quirky cafes and restaurants, exciting nightlife and its quintessential culture and history. The apartments are an ideal match for commuters, who need to reside within touching distance of both the bus and train stations.

Guide Price £185,000-£195,000

