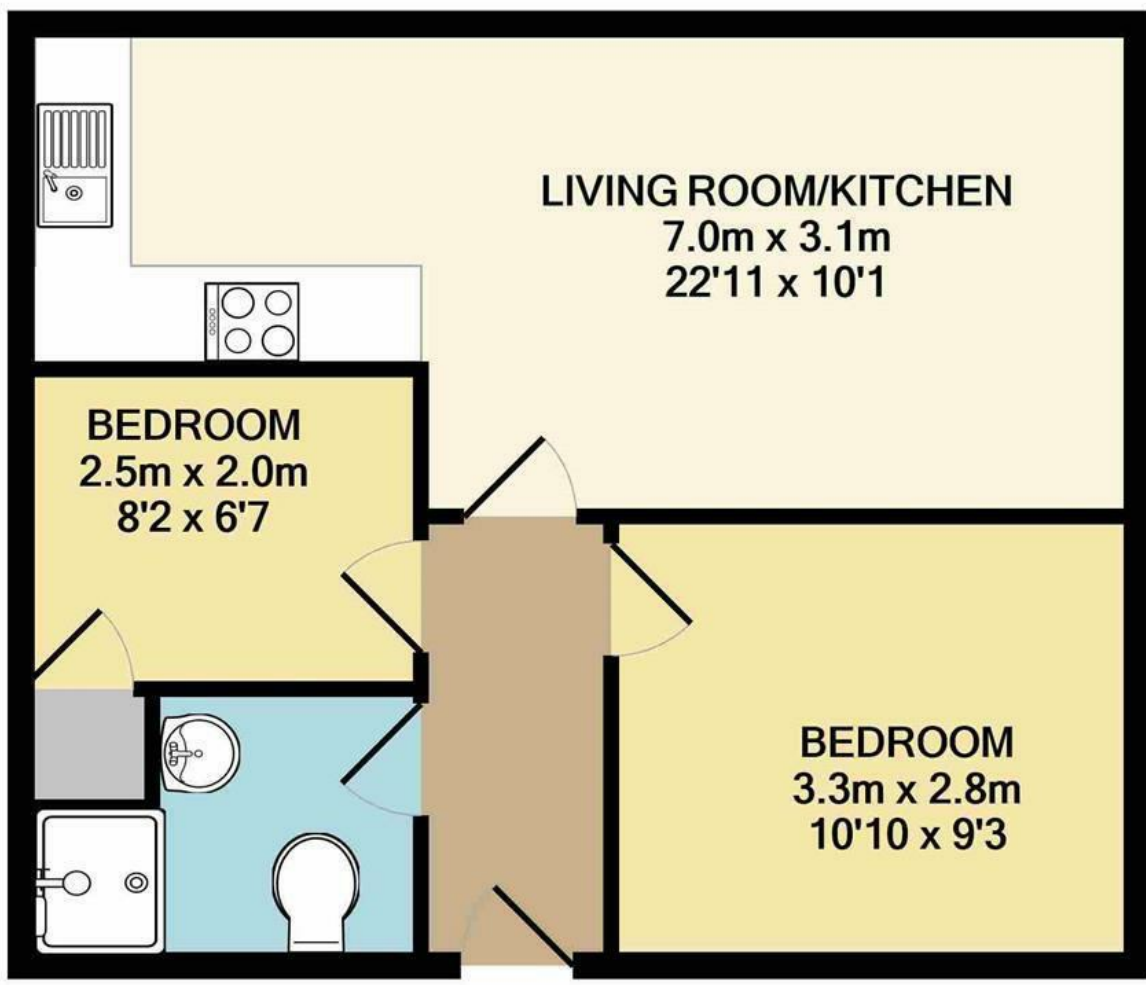




Surrey Street | Norwich | NR1  
 Guide £180,000

abbotFox



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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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#### LOOKING FOR AN INVESTMENT?

Let long term at £15,000 per annum this immaculate two bedroom apartment demonstrates an 8.3% yield.

It has always been let since it was purchased without any void periods it presents a great opportunity as a buy to let.

Located on the the first floor it offers light and airy accommodation comprising, entrance hall, two bedrooms, a modern shower room and a generous open plan kitchen living space with high ceilings and lots of windows.

Benefits of the Sentinel House development include a concierge desk and reception area, resident's lounge, resident's gym, a secure entry system and CCTV throughout the entire building.

The apartment itself features a silent ventilation system and an intercom system that rings down to reception and doubles up as a secure entry system.

It's current and past figures can be supplied and the property can be purchased as part of a portfolio of which the details can be provided upon request.

