



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	

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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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Surrey Street | Norwich | NR1
 Guide £190,000



abbotFox presents this exceptional two bedroom apartment enjoying a sought after position within the popular residential development Sentinel House.

Accommodation briefly comprises; entrance hall, modern shower room, two bedrooms and a spacious open plan lounge kitchen/dining room.

Features include high ceilings, large waist to ceiling windows, appliances include a fridge, freezer and a washer dryer. There is a secure telephone entry system.

Residents have access to a residents' lounge, a 24/7 on site gym and benefit from a concierge service as part of a manned reception.

The property is currently let at £1050 pcm demonstrating a yield of 6.6% the average being 5.3% in East Anglia according to Rightmove's latest Rental Trend Tracker Report.

