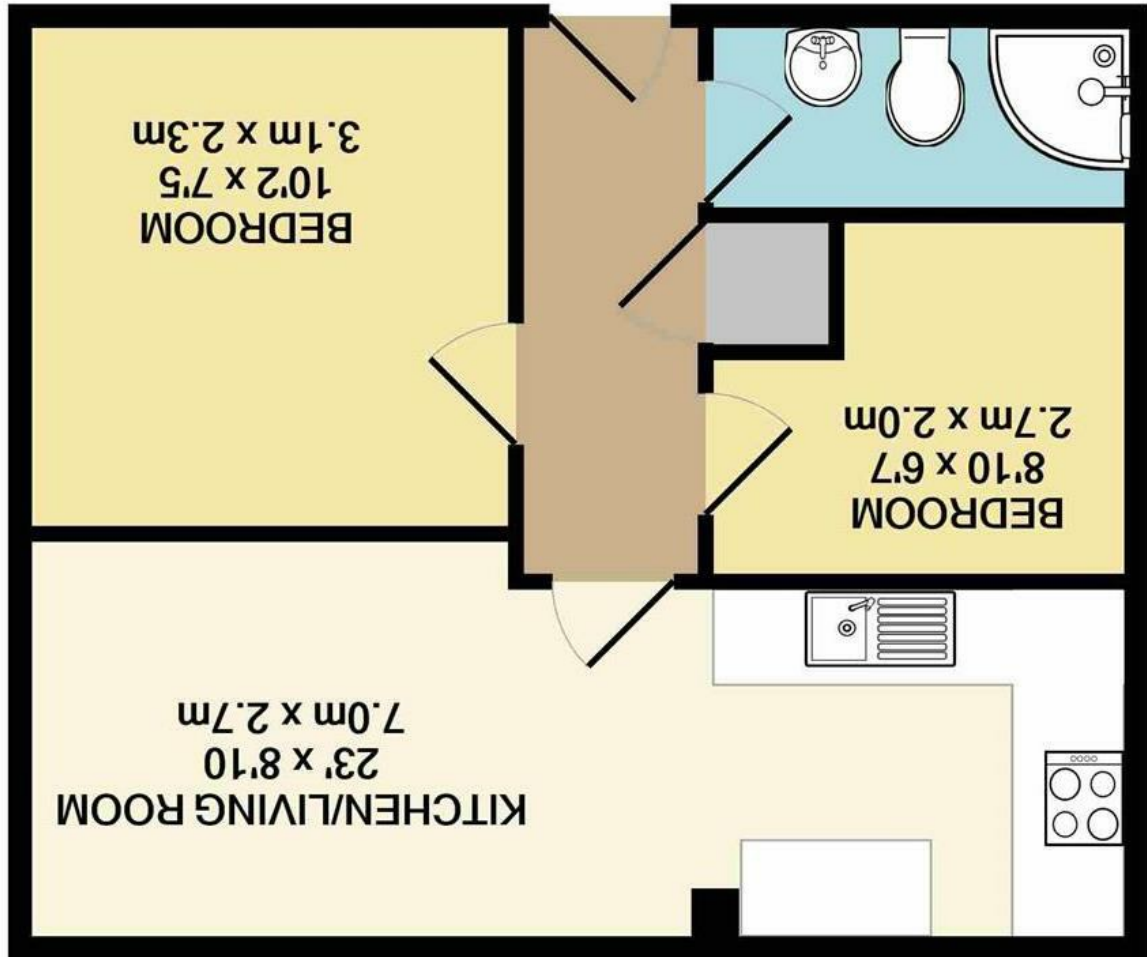


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such 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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TOTAL APPROX. FLOOR AREA 440 SQ.FT. (40.8 SQ.M.)



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.

| England & Wales   |           |
|---|-----------|
| EU Directive 2002/91/EC   |           |
| Current   | Potential |
| 69  | 69        |
| Not energy efficient - higher running costs<br>A (92 plus) Very energy efficient - lower running costs<br>B (81-91)<br>C (69-80)<br>D (55-68)<br>E (39-54)<br>F (21-38)<br>G (1-20) |           |



Surrey Street | Norwich | NR1  
 Guide Price £200,000 - £210,000



abbotFox presents this stylish two-bedroom modern apartment. Located within the popular Sentinel House development, this third-floor apartment has been thoughtfully improved by the owners. Offering Stylish living accommodation to complement the two bedrooms, this home also benefits from secure, allocated parking. With the convenience of the City Centre on the doorstep and fantastic on-site facilities including concierge service and a gym, this property provides an ideal opportunity for any first-time buyer or buy-to-let investor. An internal viewing comes highly recommended.

Guide Price - £200,000 - £210,000

