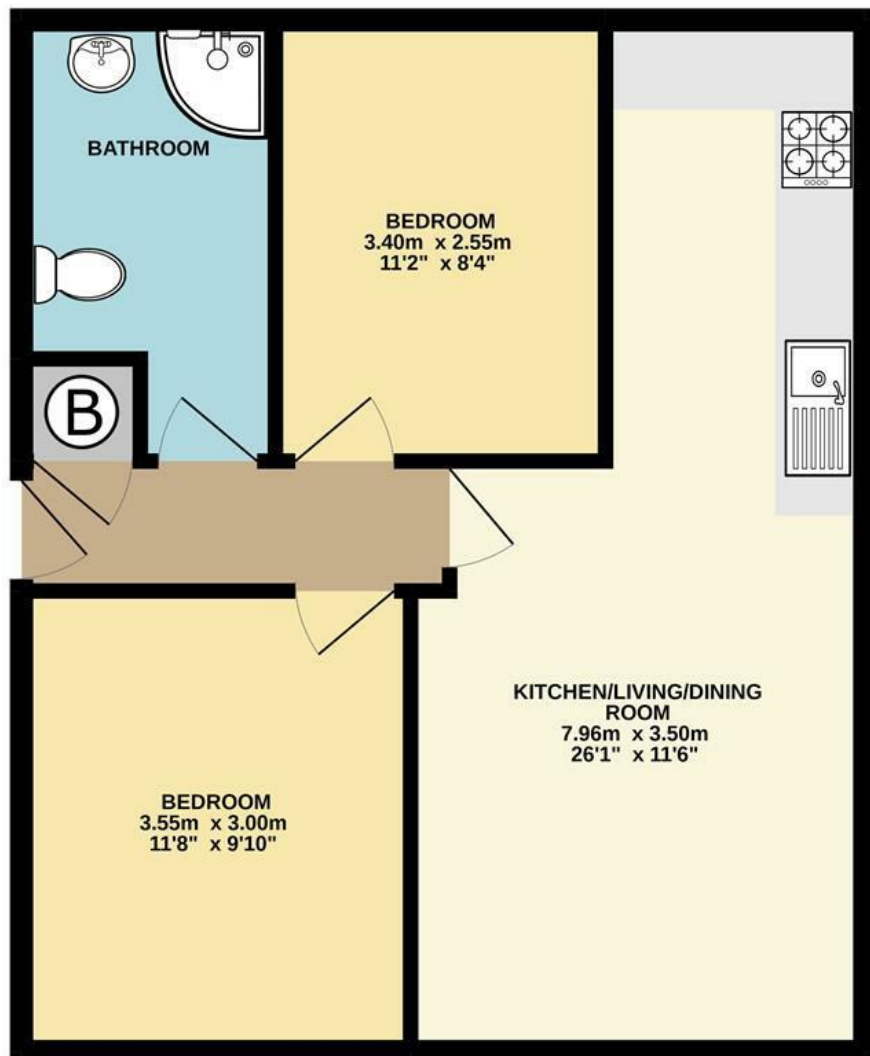




Surrey Street | Norwich | NR1  
 Guide £235,000

abbotFox

GROUND FLOOR  
 51.7 sq.m. (557 sq.ft.) approx.



TOTAL FLOOR AREA : 51.7 sq.m. (557 sq.ft.) approx.

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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| 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>                            |         |                         |
| (39-54) <b>E</b>                            | 43      | 43                      |
| (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.



abbotFox presents this exceptional modern apartment.

Located within the popular Sentinel House development, which offers fantastic on-site facilities including a concierge service, residents' gym and residents' lounge all with the convenience of city living.

This spacious two-bedroom lower ground floor apartment comprises of an inviting entrance hall, open plan living space with a modern kitchen and integral appliances, a stylish shower room and generous double bedrooms.

The apartment also comes with one underground secure car parking space.

Having been exceptionally well maintained this is an ideal opportunity for any first-time buyer or buy-to-let investor. An internal viewing comes highly recommended.

