

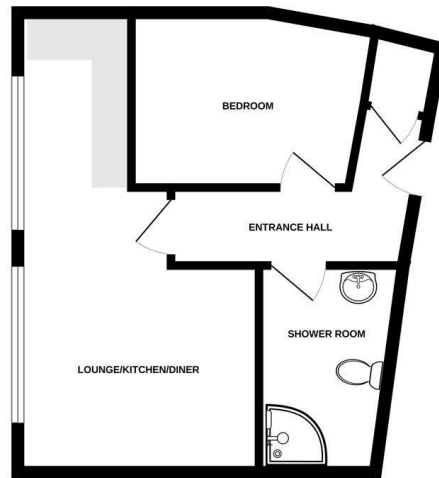
115 Sentinel House Surrey Street | | Norwich | NR1 3NT

Price Guide £140,000

****GUIDE PRICE: £140,000 TO £145,000 - STYLISH CITY LIVING OFFERED WITH NO ONWARD CHAIN**** Situated in the heart of the city centre in a lovely position within the prestigious Sentinel House development on Surrey Street is this extremely well presented, one bedroom, second floor apartment. Accommodation comprising entrance hall, stylish shower room, bedroom and a open plan kitchen/dining/living area. The apartment benefits from double glazing, electric heating, high ceilings and is offered with no onward chain. Sentinel house has the luxury of offering a concierge service and its own gym, the fee for which is covered in your yearly service charge. There is also potential off road parking available which the vendor currently pays a monthly fee for. The apartment would make a great first time purchase or buy-to-let investment and internal viewing is highly recommended.



SECOND FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, corridors, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and fixtures shown here are not intended and no guarantee is given as to their availability or otherwise. Contact the agent.
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Location

The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

Accommodation Comprises

Secure intercom entry with stairs and lift to second floor. Front door to:

Entrance Hall

Doors to lounge/kitchen/diner, bedroom and bathroom.

Open Plan Lounge/Kitchen/Diner 21'0" x 11'0"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and washing machine, two electric heaters, double glazed windows.

Bedroom 11'1" x 8'0"

Double glazed window, electric heater.

Shower Room 9'5" x 6'7"

Shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan.

Local Authority

Norwich City Council, Tax Band B.


Tenure

Term 127 years from and including 1 January 2018. Please note ground rent is £135 per annum and service/maintenance charges are £800 per annum will apply. For further information, please contact the office.

Utilities

Gfast fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(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	

Local Authority

Norwich City Council, Tax Band B

Tenure

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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