



Sentinel House Surrey Street, Norwich - NR1 3SZ





## Sentinel House Surrey Street

Norwich

Situated right in the heart of the city, with Norwich's main bus station a short walk away, as well as a range of bars and shopping facilities. Located in the former Aviva building, the building benefits from a RESIDENTS ONLY GYM, which is available 24 hours a day and a CONCIERGE SERVICE. The property is accessed via a communal entrance with key fob access, leading to the personal entrance and opening into a WELL-LIT and SPACIOUS OPEN PLAN living area formed of the SITTING and DINING ROOM. The KITCHEN boasts INTEGRATED COOKING APPLIANCES and wall to wall windows, flooding the room with NATURAL LIGHT. The property comes with TWO DOUBLE BEDROOMS and a private modern fitted SHOWER ROOM, with the added benefit of a GATED OFF STREET PARKING space.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

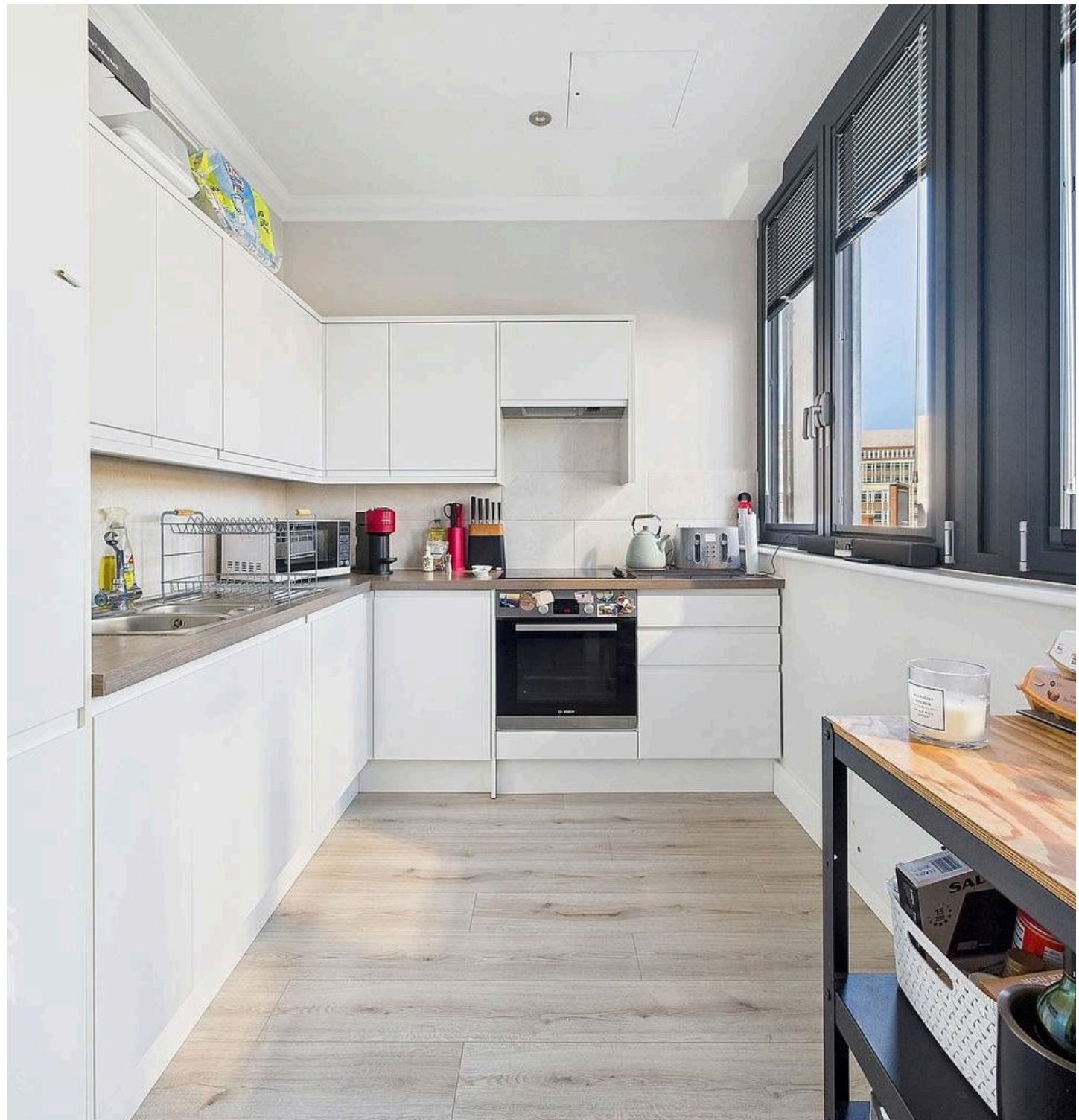


- City Centre Flat
- Secure Gated Off Street Parking Space
- Wall To Wall Windows For Excellent Natural Light
- 23' Open Plan Living Space
- Integrated Cooking Appliances
- Modern Fitted Shower Room
- Two Double Bedrooms
- Short Walk To All Shopping, Nightlife & Travel Links

Situated just off Timberhill and St.Stephens Street, which is within the heart of the Norwich city centre. Within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

#### SETTING THE SCENE

The property can be accessed via two separate entrances with both having buzzer and intercom, with key fob access for privacy and security. Once inside, the communal areas are well looked after, both including stairs and lift access to all floors.



## THE GRAND TOUR

The bright and neutral décor will be the first thing you notice with all wooden effect flooring laid underfoot, leading you through to all living accommodation within the property. Handy hallway space allows for storage of shoes and coats, whilst immediately to your left an immaculately finished modern shower room can be found with a predominantly tiled surround, floating vanity storage and wall mounted heated towel rail. Two double bedrooms are next down the hallway, both very similar in size with the ever so slightly smaller coming to your right hand side, with all carpeted flooring and wall mounted modern electric radiator. This space allows for ample storage whilst leaving room for a large double bed. The room sitting to the adjacent side of the hallway is similarly designed again allowing for a large double bed with additional storage solutions set on carpeted flooring. The main living space sits just behind this in the form of a 23' sitting and dining room flowing into the kitchen. The immediate floor space allows room for a formal dining table with large sitting room suites and built in storage cupboard, where wall to wall double glazed windows stretch across this living space allowing the room to be flooded with natural light, no matter the weather. The kitchen emerges to the rear, fixed with an array of wall and base mounted storage units set around square edge work surfaces, which in turn give way to integrated appliances including an oven and hob with extraction above, fridge/freezer and washing machine, all set upon the same wooden effect flooring running throughout the main living area. The building itself offers a concierge service as well as a gym for the use of occupants of the building only.

## FIND US

Postcode : NR1 3SZ

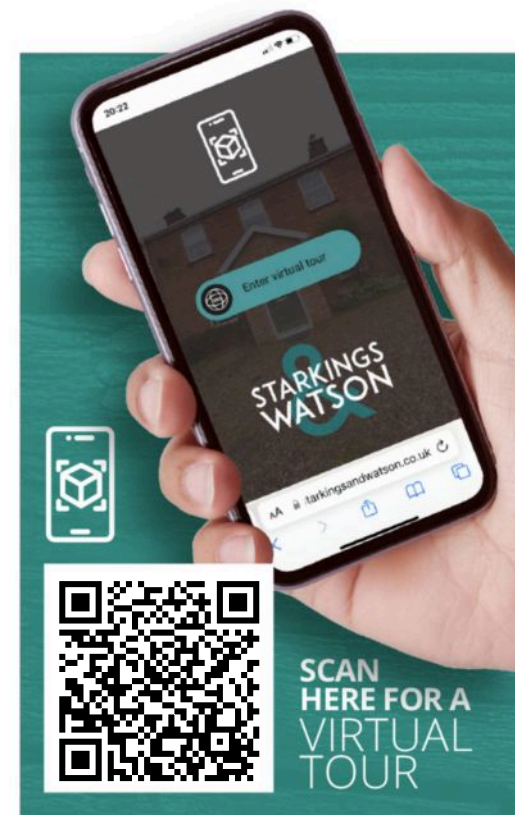
What3Words : ///cone.study.radio

## VIRTUAL TOUR

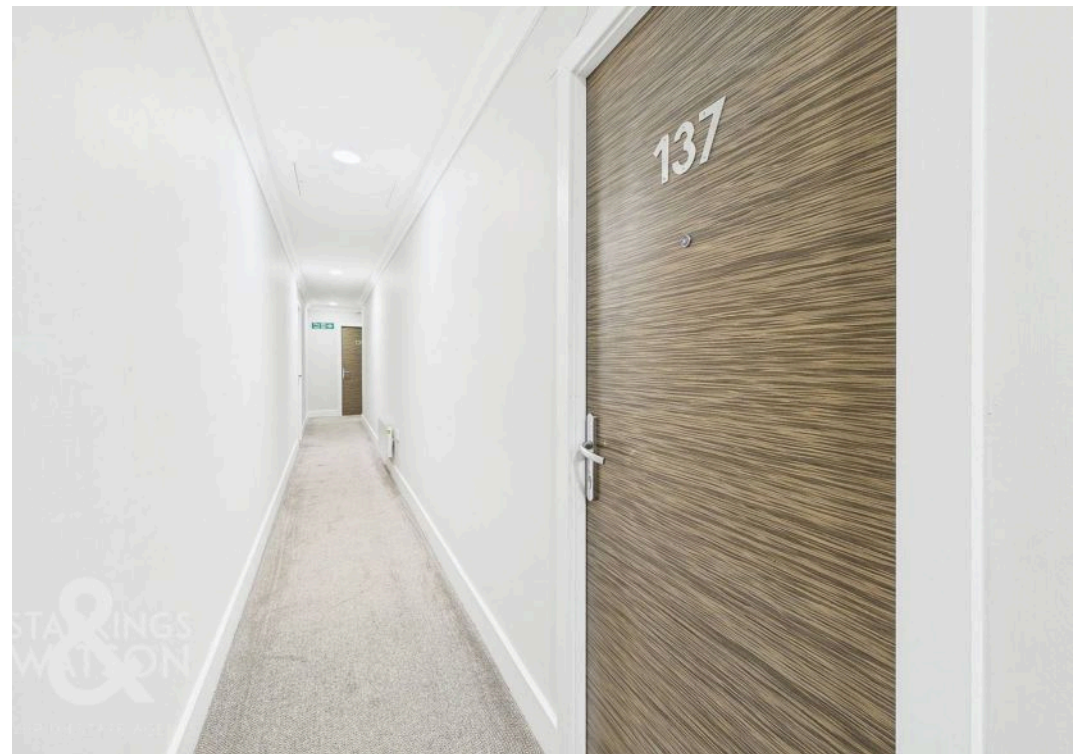
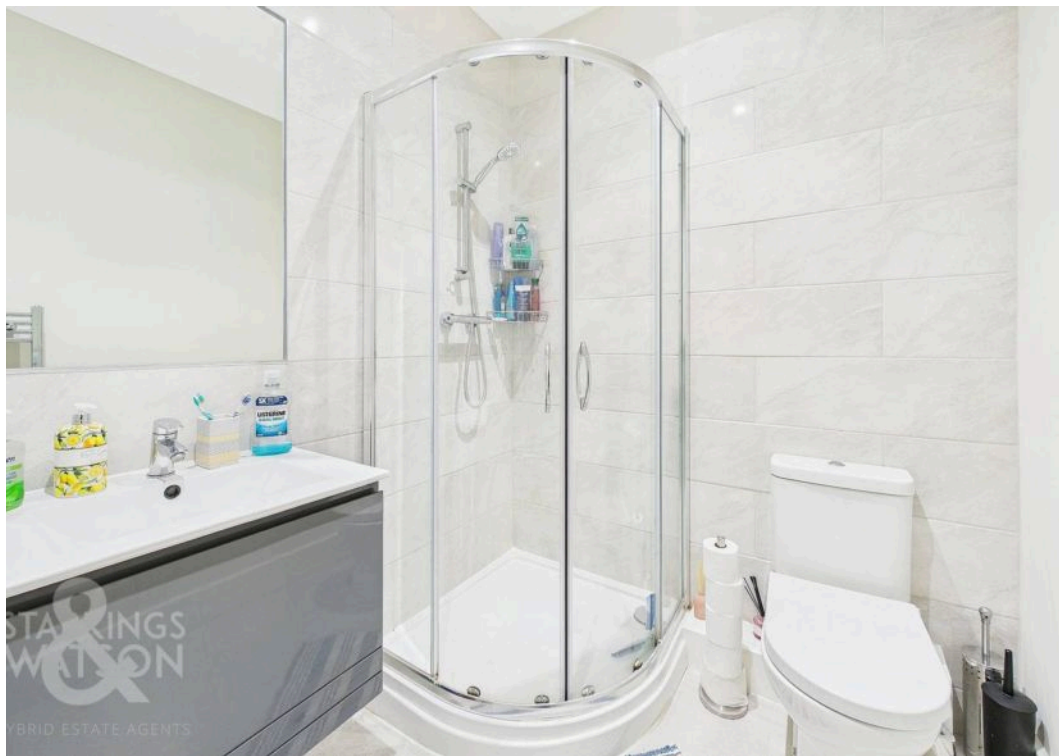
View our virtual tour for a full 360 degree of the interior of the property

## AGENTS NOTES

The property is offered on a leasehold basis where 119 years currently remain on the lease. A yearly service charge of approx. £1000 is paired with a reasonable ground rent of £210 per year. The current owners have use of an off street parking space in a gated car parking area which is charged at £110 per year also.







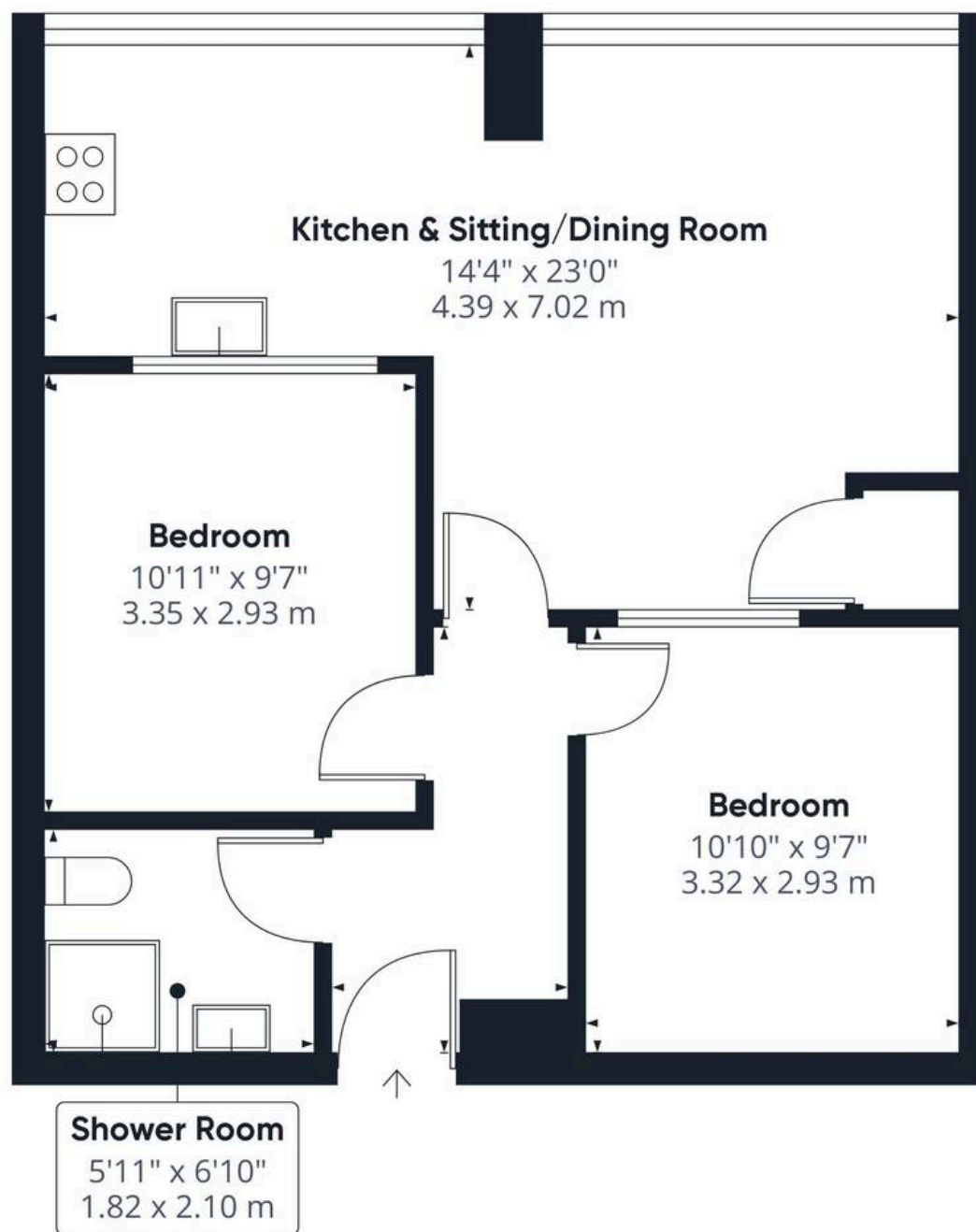




## THE GREAT OUTDOORS

Being positioned in the heart of this vibrant city means all amenities, shopping and leisure activities are only a short walk away. The main bus depot is only a matter of minutes by foot as is the mainline train station with links across the country.





Floor 1

**Approximate total area<sup>(1)</sup>**

573.51 ft<sup>2</sup>

53.28 m<sup>2</sup>

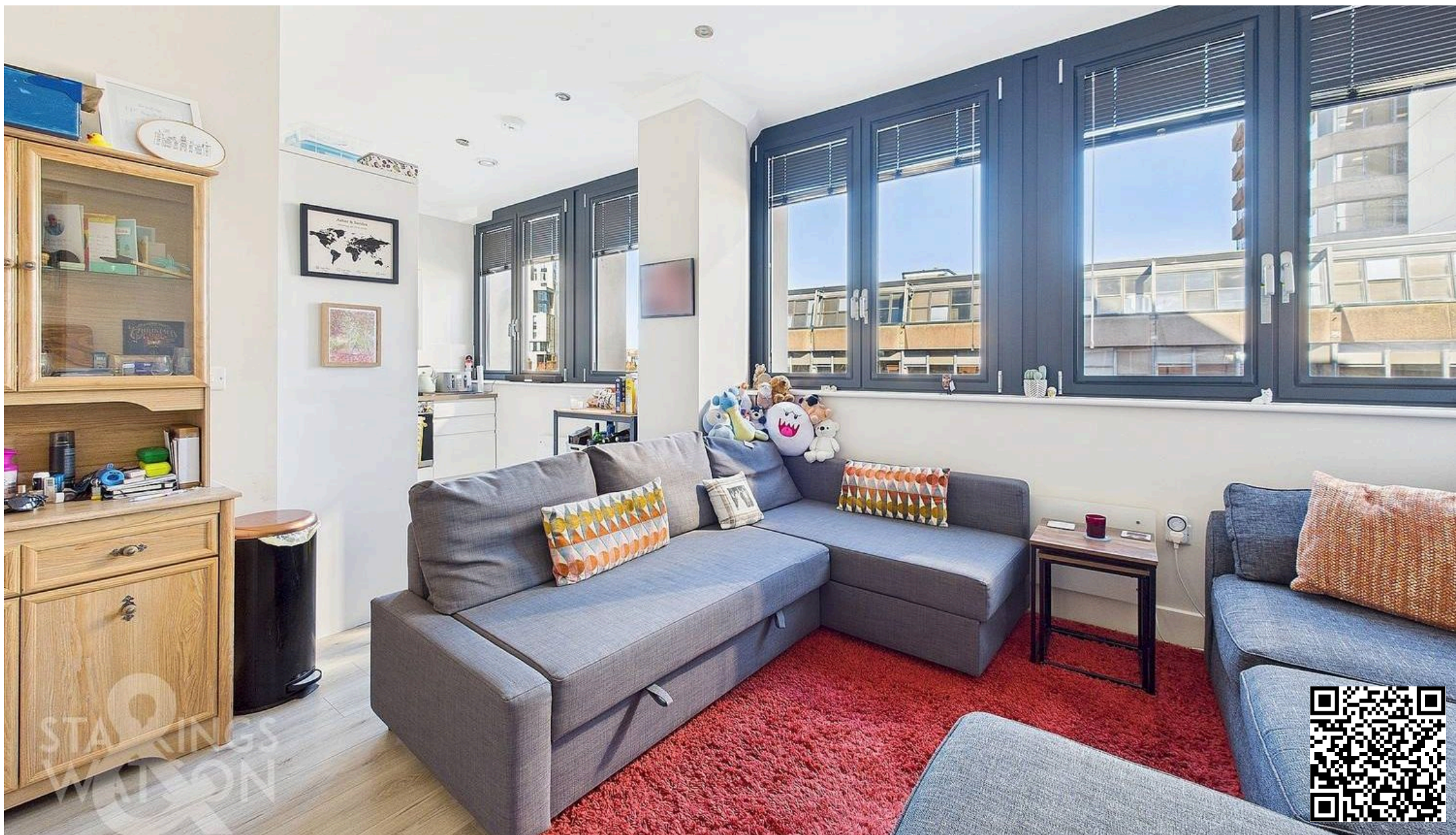
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.