

## 75 Sentinel House Surrey Street, Norwich - NR1 3NT

OIEO- £210,000 Leasehold

Set within a secure and exceptionally private development, this beautifully presented first-floor apartment offers stylish city centre living just moments from the bus station and local amenities. Inside, the property features a spacious open-plan living area filled with natural light, a modern fitted kitchen with integrated appliances, and a contemporary shower room finished with sleek, high-quality fittings. There are two comfortable and well-proportioned bedrooms, all decorated in a clean, neutral style. The apartment also includes one allocated space in secure underground parking, access to on-site gym facilities, and the convenience of an on-site concierge.

## Location

Sentinel House enjoys a prime position on Surrey Street in the heart of Norwich city centre. Just moments from the lively shops, cafés, and restaurants of both Chantry Place and Gentleman's Walk, the location offers exceptional convenience for urban living. Norwich Bus Station is just across the road, and the train station is within easy walking distance, making it ideal for commuters. Cultural attractions such as Norwich Theatre Royal, the Forum, and the historic Market Place are all nearby, providing plenty to explore right on the doorstep.



## Agents notes

We understand that the property will be sold leasehold, connected to main services water, electricity and drainage.

Years remaining on lease: TBD

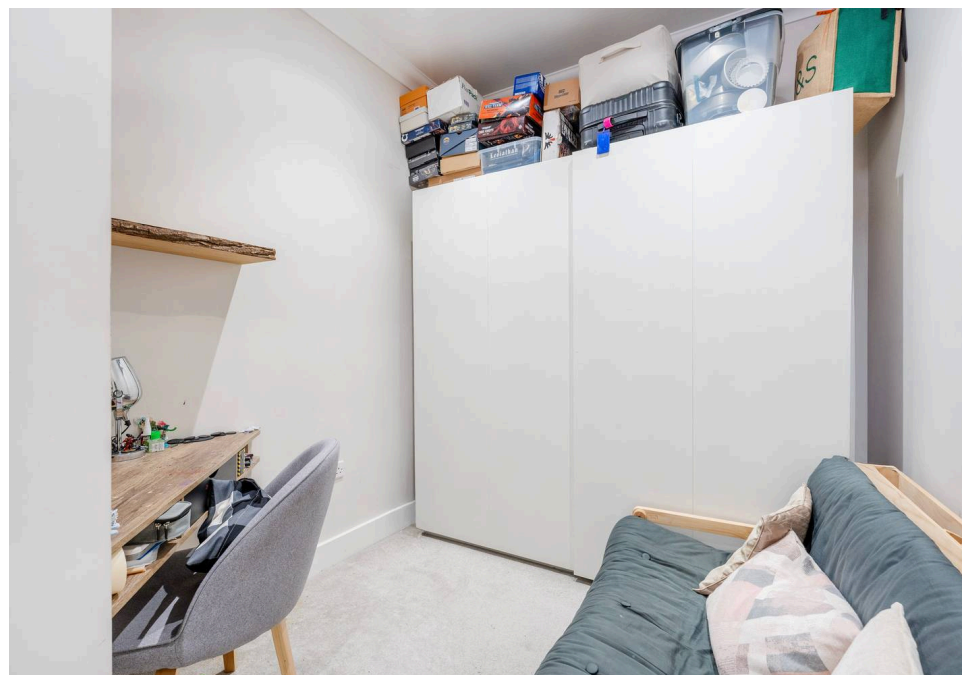
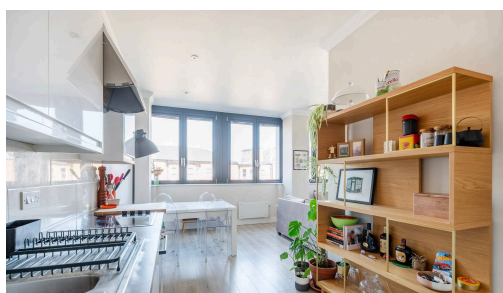
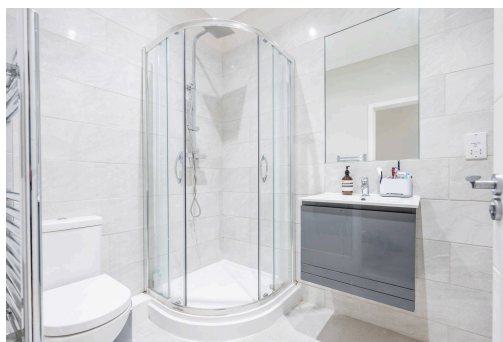
Ground rent: £185 per annum

Maintenance fee: £1,277 per annum

Parking permit: £114 per annum

Heating System- Electric Central Heating

Council Tax Band- B





## Surrey Street, Norwich

Step inside this beautifully presented first-floor apartment through a welcoming entrance hall, where you'll find a practical storage cupboard and inset ceiling lights that add a bright, clean finish. Wood-effect flooring flows from here into the main living space, setting a warm and contemporary tone throughout.

The heart of the home is the spacious open-plan living area, thoughtfully designed to accommodate both dining and lounge zones. Large windows invite in generous natural light, creating an uplifting and comfortable environment ideal for everyday living or entertaining. Discreet ceiling spotlights add a modern touch and enhance the sense of space.

The adjoining kitchen is sleek and well-appointed, featuring high-gloss white cabinetry, wood-effect worktops, and integrated appliances including an electric hob, oven, and fridge-freezer. There's ample space for food preparation and storage, making it as functional as it is stylish.

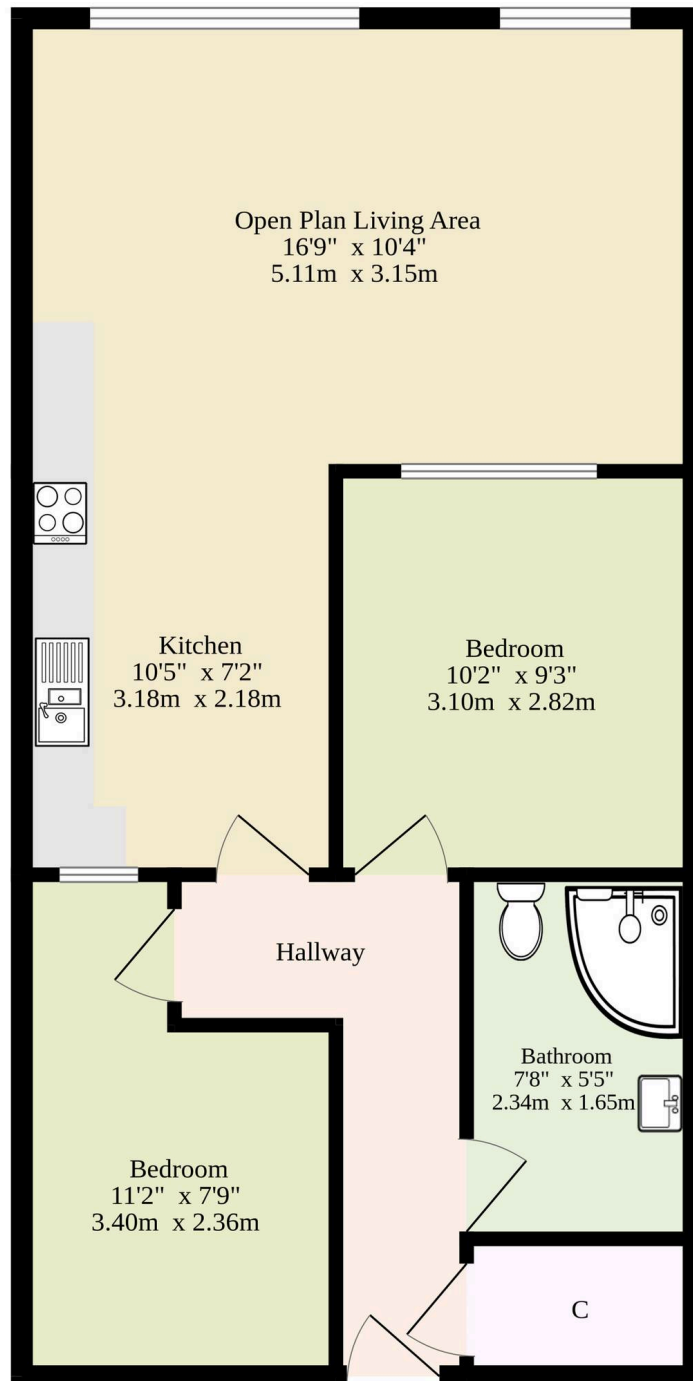
This apartment also offers two well-sized bedrooms, each providing flexible options to suit a variety of needs, whether as a main bedroom, guest room, or home office. The rooms are neutrally decorated, creating a calm backdrop ready to personalise.

Completing the accommodation is a contemporary shower room, fitted with a glass-enclosed shower, modern fixtures, and stylish tiled walls that offer both practicality and visual appeal.

Set within a quiet and secure development, the apartment also benefits from one allocated underground parking space, access to on-site gym facilities, and a concierge service, all within walking distance of the city centre and bus station.



738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 sq.m.) 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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