



Sentinel House, Surrey Street, Norwich, NR1 3NT

welcome to

Sentinel House Surrey Street, Norwich

****NO ONWARD CHAIN!!**** This spacious, modern ONE BEDROOM FIRST FLOOR APARTMENT offers contemporary city living located in the popular Sentinel House development. CALL NOW TO NOT MISS OUT!!!



Communal Entrance Hall

Telephone entry system and lift & stairs to all floors.

Entrance Hall

Door to the front aspect and laminate flooring.

Lounge/kitchen/diner

19' 9" x 10' 2" max (6.02m x 3.10m max)

Large room comprising of a modern fitted kitchen with an array of built in appliances, including fridge/freezer, oven and washing machine, flowing to the light and spacious lounge/dining area.

Throughout the lounge/kitchen/diner is laminated flooring and a large double glazed window the rear aspect.

Bedroom

10' 2" x 9' 4" (3.10m x 2.84m)

Smooth ceiling, inset spotlights, radiator and carpeted flooring.

Bathroom

Fully fitted suite comprising of a walk in shower, vanity wash hand basin, W/C, part tiled walls, tiled flooring and storage cupboard housing hot water system.



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Sentinel House Surrey Street, Norwich

- NO ONWARD CHAIN
- Highly sought after development
- Residents gym & 24 hour concierge service
- Fantastic first time buy/ investment purchase
- Open plan lounge/kitchen/diner

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£155,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR139268 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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