

Sentinel House, Surrey Street, Norwich, NR1 3SZ



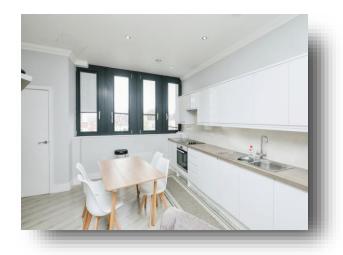
welcome to

Sentinel House Surrey Street, Norwich

William H Brown Norwich are pleased to present to the market THIS IMMACULATELY PRESENTED TWO BEDROOM LUXURY APARTMENT located on the third floor of Sentinel house. The property would benefit someone who is looking for a property requiring no updating and sitting in a central locale.













Entrance Hall

Door to the front aspect and Karndean flooring.

Lounge

17' 5" x 17' 3" (5.31m x 5.26m) L shaped room - double glazed window to the side aspect, electric wall heater and Karndean flooring.

Kitchen

11' 11" x 9' 2" (3.63m x 2.79m) Wall & base units with work surfaces over, electric oven, electric hob, integrated fridge/freezer, integrated dishwasher, integrated tumbledryer, cupboard and 1 1/2 size bowl stainless steel sink.

Bedroom 1

11' 1" x 9' ($3.38m \times 2.74m$) Internal window to the rear aspect, electric wall heater, built in cupboard and carpeted flooring.

Bedroom 2

10' 11" x 9' 1" ($3.33m \times 2.77m$) Internal window to the rear aspect, electric wall heater and carpeted flooring.

Bathroom

Shower cubicle, tiled flooring, W/C, wash hand basin, heated towel rail and fully tiled walls.





welcome to

Sentinel House Surrey Street, Norwich

- Immaculately presented 2 bedroom luxury apartment
- Off road parking
- Concierge service
- City centre
- *VIEWINGS ADVISED!*

Tenure: Leasehold EPC Rating: D

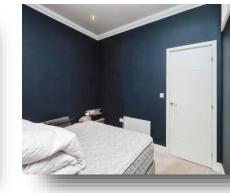
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

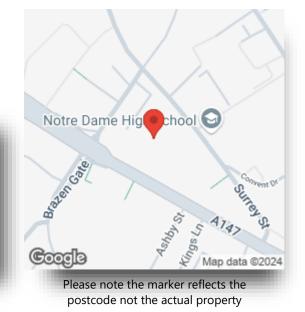
offers in excess of











view this property online williamhbrown.co.uk/Property/NOR141420



Property Ref: NOR141420 - 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.

william h brown



01603 760044

norwich@williamhbrown.co.uk

5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk