



SENTINEL
HOUSE





NORWICH'S FIRST DEVELOPMENT
WITH CONCIERGE SERVICE

A NEW BEGINNING

Within the cultivated walls of this iconic city landmark, Sentinel House delivers outstanding modern living within Norwich's prominent city centre. Its pioneering renovation has unearthed 199 stunning apartments from a very well-known office building, and is being marketed by abbotFox Estate Agents.

Sentinel House is fully submersed in the city centre and empowers walking ease of Norwich's nationally acclaimed shopping facilities, quirky cafés and restaurants, exciting nightlife and its quintessential culture and history. The apartments are an ideal match for commuters, who need to reside within touching distance of both the bus and train stations.

Contemporary specifications have ensured that Sentinel House weds effortlessly with the building's heritage past. This exclusive development has been meticulously presented and offers authentic living space, perfect for city dwellers who are seeking a home in the urban centre.



A UNIQUE DEVELOPMENT OF 199
LUXURY APARTMENTS WITH 24/7
RESIDENTS' GYM

STYLISH & REFINED

Situated distinctly on Surrey Street, expert design has maximised space and lighting throughout six floors. Sentinel House provides an impressive ensemble of studio, one and two bedroomed apartments. Each one has been systematically calculated to ensure the best of contemporary comforts.

The developed blueprints guarantee that all the apartments are fitted with modern appliances, stylish finishes and fresh air ventilation. The more prominent floors also permit scenic views over Norwich's metropolitan skyline.

The building's charismatic exterior has been retained, to rival the insides considerable facelift. The end product equates to refined accommodation and the epitome of city living.

STUNNING EXECUTIVE
APARTMENTS IN THE HEART OF A
HISTORIC CITY



Each executive apartment has been strategically arranged with favoured and fashionable finishes, to certify high quality specifications, emanating content and relaxed ambiances.

GENERAL

- / On-site fully equipped gymnasium for use of residents (terms and conditions apply)
- / Silver birch natural oak laminate flooring with impenetrable seal technology
- / Bedrooms equipped with Lanai 50% wool twist carpets with 4 rating for stain resistance
- / Gyproc Quiet Wall technology provides superior soundproofing between flats
- / Walls and ceilings finished in Farrow and Ball/Dulux match Skimming Stone with doors and skirtings in Dulux Satinwood
- / Comar aluminium double glazing throughout, incorporating tilt and turn systems for easy cleaning
- / Contemporary doors sets featuring the 'SoundSecure System'
- / All flooring near flats is equipped with Treadquiet underlay
- / Entrance lobby with marble and antique mirroring

KITCHEN

- / Italian style handleless high gloss cream/white cabinets with soft close drawers
- / Bosch appliances to include induction hobs with washer/dryers being Hotpoint
- / Luxury Marfil porcelain fully tiled splashbacks
- / Contemporary stainless steel kitchen taps with bowl and drainer

BATHROOMS

- / High pressure Bristan showers with 5 year guarantee
- / Porcelain Titan Mocca tile
- / High gloss Cinca Grey vanity unit with soft close drawers
- / Contemporary mono block basin taps
- / Mira shower trays with Coram shower screens and enclosures
- / Mocca porcelain floor tiles

ELECTRICAL

- / Ultra efficient LED lighting throughout flats with dimmable LEDs in living areas
- / Communal areas have movement sensor lighting throughout
- / Sockets in bedrooms incorporate USB charging points
- / Telephone with internet access, Sky and access control all pre-installed
- / Airflow passive ventilation system (no need to open windows in winter)

HEATING & HOT WATER

- / Highly efficient glass fronted Adax electric wall mounted panel heater
- / Individual 120 litre Gledhill hot water cylinder
- / Cental MEV units to also allow fresh air as well as venting and turbo boost to bathrooms, bedrooms and kitchens.

SECURITY

- / Full Concierge service at reception whether it's taking parcels while you're out, general information or addressing any type of maintenance issues
- / 10 year ICW Building Warranty (terms and conditions apply)
- / Access to apartments via intercom and door entry system

The exact specification may change. Please check with the sales representative for further details prior to reservation.







John
Lewis

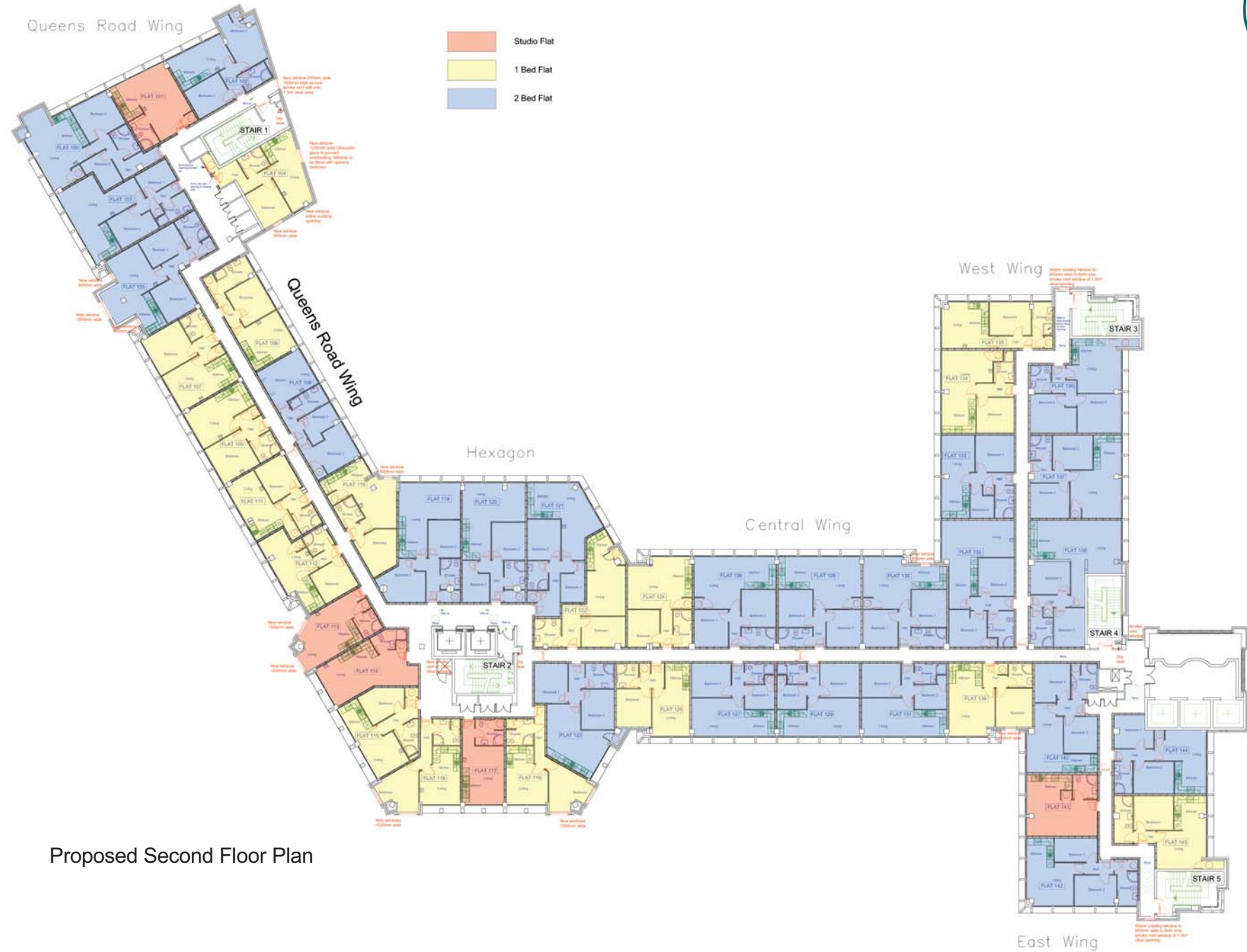




Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Third Floor Plan



- Studio Flat
- 1 Bed Flat
- 2 Bed Flat

Proposed Fourth Floor Plan



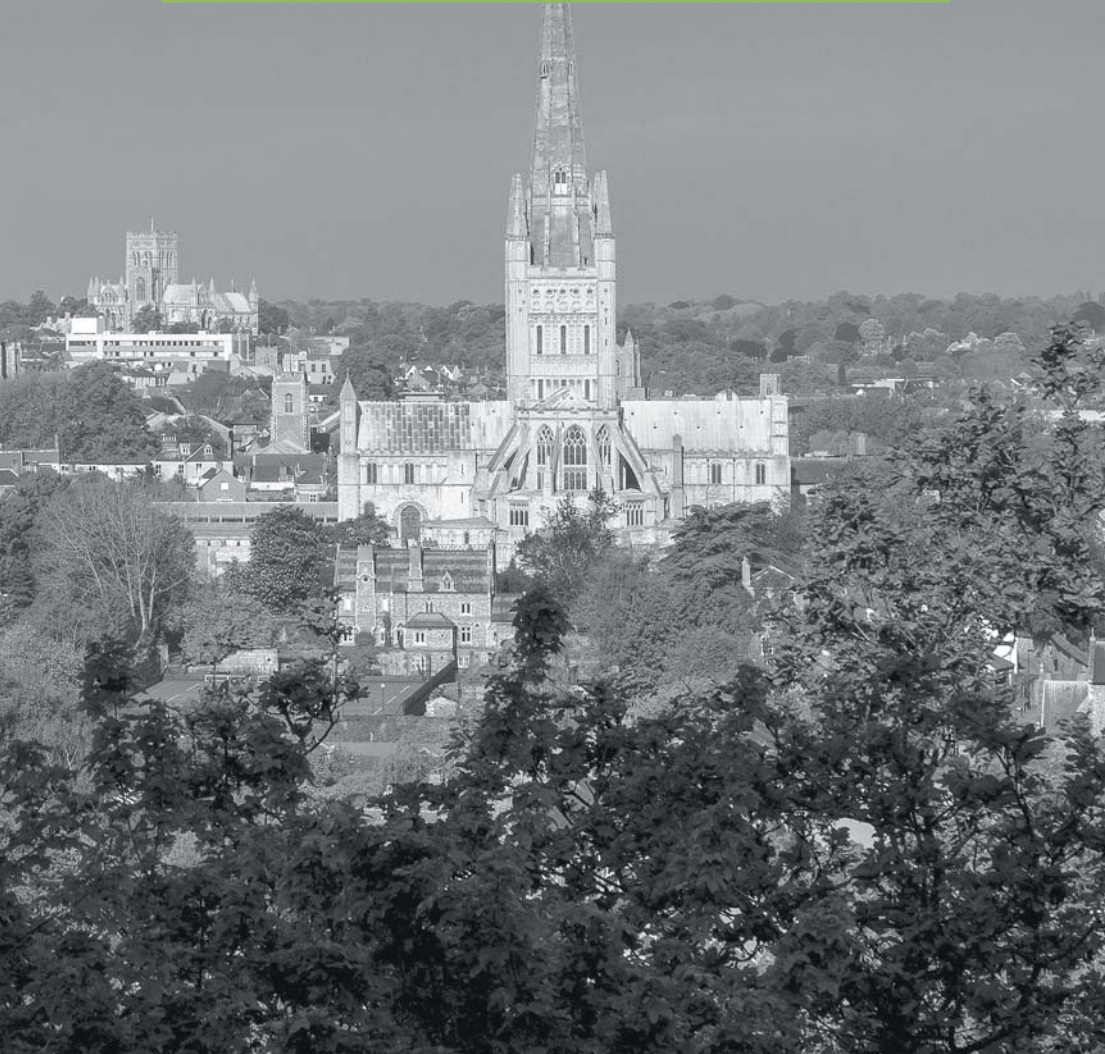
THE EPITOME OF
CONTEMPORARY CITY LIVING

Any text, measurements, dimensions or indicative floorplans are for general information only and does not form part of any offer or contract. Prospective purchasers should not rely on these particulars and must satisfy themselves on all aspects by inspection or otherwise.

NORWICH

A FINE CITY

The wealth of iconic history and culture that the city radiates, combined with nationally acclaimed shopping facilities, an eclectic mix of boutique businesses and a dining option for each and every cuisine reinforces the 'fine city' status in 2017.



Norwich's unique identity was forged in its antiquated past, and can still be found in the quaint cobbled streets of the Norwich Lanes, with characteristic tea rooms and independent retailers.

Not only does Norwich boast two shopping malls, it is the only place outside of Oxford Street to have four departmental stores, a haven for any shopaholics.

The city is famed for once having a pub for every day of the year and still offers a plenitude of fantastic public houses, with the addition of a younger, urbane bar culture.

A variety of dining opportunities are available for a range of appetites, varying from international cuisine, to homely meals cooked from the outstanding local produce that the county offers.





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