







# 142 Sentinel House Surrey Street I I Norwich I NR1 3SZ

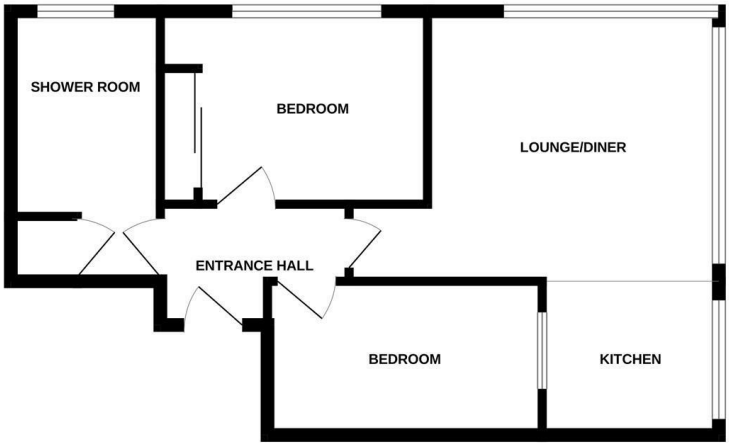
## Guide Price £190,000

**SECOND FLOOR APARTMENT WITH PANORAMIC VIEWS AND OFF ROAD PARKING** Gilson Bailey are delighted to offer this stunning and modern two-bedroom second-floor apartment situated in the heart of Norwich City Centre, perfectly positioned to enjoy everything the vibrant city lifestyle has to offer. Beautifully presented throughout, the accommodation comprises a large secure communal entrance, private entrance hall and an impressive open-plan lounge, kitchen and dining area designed for contemporary living and entertaining. There are two well-proportioned bedrooms and a stylish shower room finished to a high standard. Residents further benefit from an underground parking space, exclusive access to a private gym, residents lounge and concierge service, adding both luxury and convenience. With double glazing, gas central heating and excellent decorative condition throughout, this exceptional apartment would make an ideal first-time purchase or buy-to-let investment and must be viewed to be fully appreciated.

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SECOND FLOOR




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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## Location
The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

## Accommodation Comprises
Secure intercom entry with stairs and lift to second floor. Front door to:

## Entrance Hall
Doors to lounge/kitchen/diner, two bedrooms and shower room.

## Lounge/Diner 12'5" x 11'8"
Double glazed windows with fitted blinds, lovely views, fitted storage, opening to:

## Kitchen 8'0" x 7'6"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and washing machine, double glazed window.

## Bedroom One 9'10" x 8'3"
Double glazed windows with fitted blinds, fitted wardrobe, electric radiator.

## Bedroom Two 11'10" x 6'6"
Window, electric radiator.

## Shower Room
Shower cubicle, low level WC, hand wash basin, heated towel rail, double glazed window.

## Features
One underground parking space, residents gym, residents lounge and concierge service.

## Local Authority
Norwich City Council, Tax Band B.

## Tenure
Leasehold - Term 127 years from and including 1 January 2018. Please note ground rent is £195 per annum and service/maintenance charges are £1250.89 per annum. For further information, please contact the office.

## Utilities
Fibre to the property.
Mains water and electric.

## Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.
This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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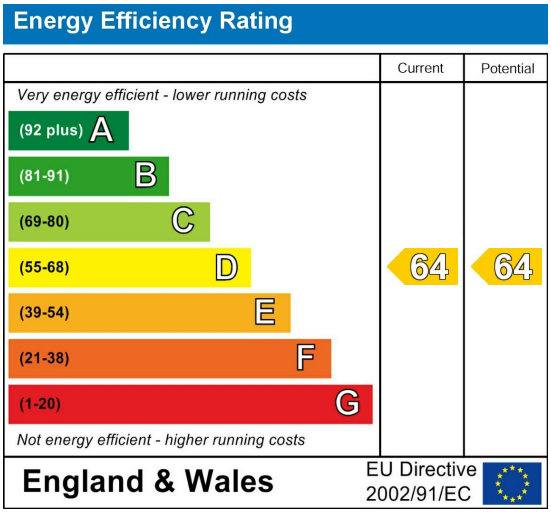













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Norwich City Council, Tax Band B

## Tenure

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.