



Sentinel House, Surrey Street, Norwich, NR1 3NT

welcome to

Sentinel House Surrey Street, Norwich

****A fantastic city centre second floor one bedroom apartment that provides easy access to local amenities and the development itself benefits from a residents lounge, gym and concierge service****



Entrance Hall

Key pad and telephone entry system. Stairs and lifts to all floors.

Apartment Entrance Hall

Door to front aspect, laminate flooring, telephone entry system.

Lounge/Kitchen

23' 5" max x 12' 1" max (7.14m max x 3.68m max)

With double glazed window to side aspect. Fully fitted kitchen with a range of wall and base units with work surfaces over, 1 1/2 bowl stainless steel sink, integrated electric hob with cooker hood over. Integrated electric oven, integrated fridge/freezer and integrated washer/dryer, inset spotighting. Laminate flooring and storage cupboard housing hot water cylinder. Electric wall heater.

Bedroom One

12' 2" max x 8' 4" max (3.71m max x 2.54m max)

With inset spotighting, electric wall heater and high-level obscure window through to lounge.

Bathroom

Suite comprising walk-in shower cubicle, low level WC, vanity hand wash basin, chrome heated towel rail, part-tiled walls and tiled flooring. extractor fan and inset spotighting.

Agents Note

The property also benefits from high ceilings throughout giving it a great feel of space.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Sentinel House Surrey Street, Norwich

- Second floor apartment
- Residents lounge, gym and concierge service
- City centre location
- No onward chain
- Double glazing

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1022.95

Ground Rent: 135.00

This is a Leasehold property with details as follows; Term of Lease 127 years from 01 Jan 2018.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£150,000



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Property Ref:
NOR143672 - 0002

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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.



Please note the marker reflects the
postcode not the actual property

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