



Sentinel House, Surrey Street, Norwich, NR1 3NT

welcome to

Sentinel House, Surrey Street, Norwich

341 SQ FT SECOND FLOOR STUDIO APARTMENT situated right in the heart of the City would make a perfect first time buy or investment purchase and being sold with the added benefit of NO ONWARD CHAIN!! VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS STYLISH STUDIO APARTMENT!



Description

341 SQ FT SECOND FLOOR STUDIO APARTMENT situated right in the heart of the City would make a perfect first time buy or investment purchase. Located in the popular Sentinel House development, the building benefits from a RESIDENTS ONLY 24 HOUR GYM and CONCIERGE SERVICE. The property boasts a light and spacious open plan area with a full fitted modern kitchen with integrated fridge/freezer, oven, washing machine and a well presented three piece bathroom suite.

*VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS STYLISH STUDIO APARTMENT! *

Agents Note:

Measurements and description to follow



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Sentinel House, Surrey Street, Norwich

- Second floor studio apartment
- 341 square feet
- Fully fitted kitchen
- NO ONWARD CHAIN
- Close to bus station

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 800.00

Ground Rent: 200.00

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.

£115,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NOR139269](https://www.williamhbrown.co.uk/Property/NOR139269)



Property Ref:
NOR139269 - 0012

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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