



Sentinel House Surrey Street, Norwich NR1 3SZ

welcome to

Sentinel House Surrey Street, Norwich

Located in the heart of the city, this stunning property is just a short walk from Norwich's main bus station, as well as a variety of bars and shopping facilities. Situated in the former Aviva building, residents can enjoy exclusive access to a 24-hour gym and concierge service.



Kitchen/Lounge

23' x 14' 2" (7.01m x 4.32m)

Two windows to rear aspect, washing machine, oven, electric hob, sink with mixer tap, fridge freezer, wooden flooring.

Bedroom One

10' 11" x 9' 7" (3.33m x 2.92m)

Spotlights, electric radiator, electric points, carpeted flooring.

Bedroom Two

10' 10" x 9' 7" (3.30m x 2.92m)

Spotlights, electric radiator, carpeted flooring.

Bathroom

Spotlights, shower, wc, tiled walls and flooring.



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Sentinel House Surrey Street, Norwich

- Prime city centre location
- 23' Open plan living/dining area
- Onsite gym, concierge and car parking
- Large lease
- Large windows that lets in an abundance of natural light

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1400.00

Ground Rent: 210.00

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.

offers in excess of

£200 000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR143686 - 0003

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.

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