

abbotFox



Sentinel House, Norwich, NR1  
£170,000 - £180,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







## THE DETAIL \_\_\_\_\_

abbotFox presents this impeccably finished one-bedroom apartment, perfectly positioned within the striking Sentinel House, offering a seamless blend of contemporary design and city-centre convenience.

Designed with modern living in mind, the heart of the home is a beautifully light, open-plan living space. Generous glazing fills the room with natural light, while sleek blackout blinds provide comfort and flexibility. The adjoining L-shaped kitchen is both stylish and practical, finished with high-gloss cabinetry and a range of integrated appliances, creating a clean and sophisticated environment ideal for both everyday living and entertaining.

The double bedroom continues the apartment's refined feel, complete with built-in wardrobes and a calm, neutral palette. The accommodation is further enhanced by a stunning four-piece bathroom, thoughtfully designed by NBK, featuring a Lusso Stone freestanding bath, bespoke showering space, and high-end fittings, all complemented by underfloor heating and premium finishes throughout.

Residents of Sentinel House enjoy a range of exclusive amenities, including concierge service, an on-site gym, and secure parking available to rent, adding a further layer of convenience to this already impressive home.

Occupying a prime position on Surrey Street in the heart of Norwich, this apartment places the very best of the city on your doorstep. From the retail and dining of Chantry Place and Gentleman's Walk, to independent favourites such as Ber Street Kitchen and Ciscoe's Pan Asian & Sushi, everything is within easy reach.

Excellent transport links further enhance the appeal, with Norwich Bus Station moments away and the train station within walking distance, making this an ideal purchase for commuters. Cultural highlights including Norwich Theatre Royal, The Forum, and the historic Market Place are all close by, alongside riverside walks and leisure facilities.

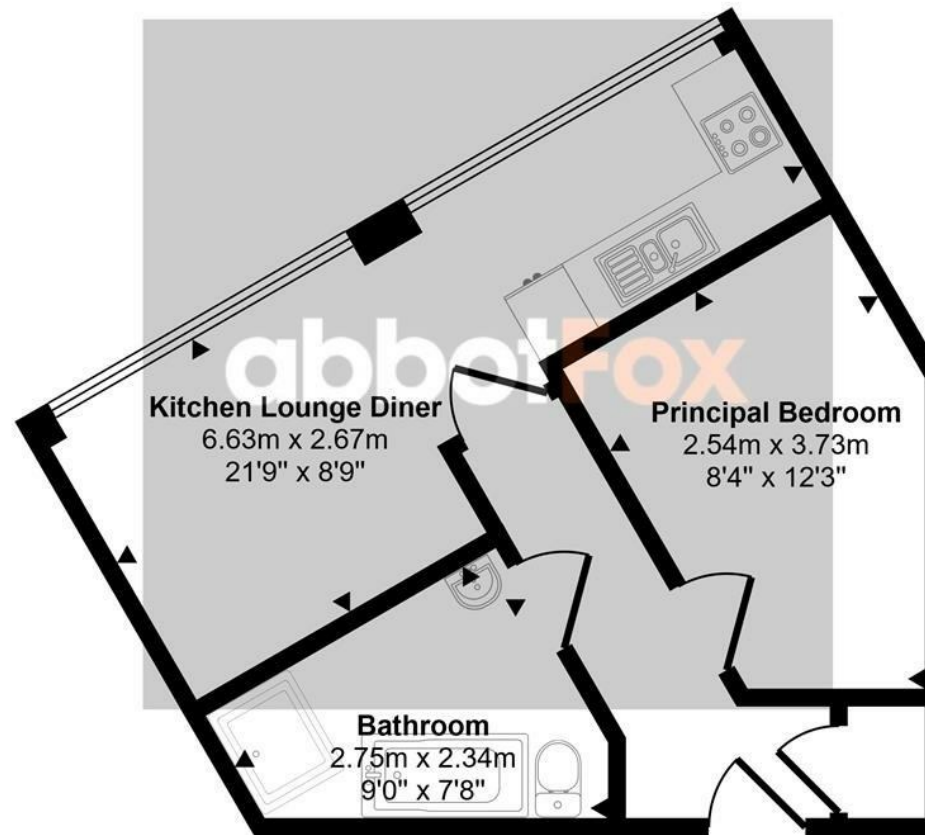




## THE HIGHLIGHTS \_\_\_\_\_

- Guide price £150,000 - £160,000
- Ground floor, one bedroom apartment
- Luxury four-piece bathroom designed by NBK, offering a spa-like feel with underfloor heating
- Exclusive resident amenities, including concierge service and a fully equipped gym
- Contemporary L-shaped kitchen with sleek white gloss units and integrated appliances, including dishwasher and washer dryer
- Secure parking available to rent
- Immaculately presented throughout, turn-key opportunity
- Ideal city centre location

Approx Gross Internal Area  
33 sq m / 356 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

*Let's talk*

01603 660000

sales@abbotfox.co.uk

@abbotfox

EPC RATING -

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