

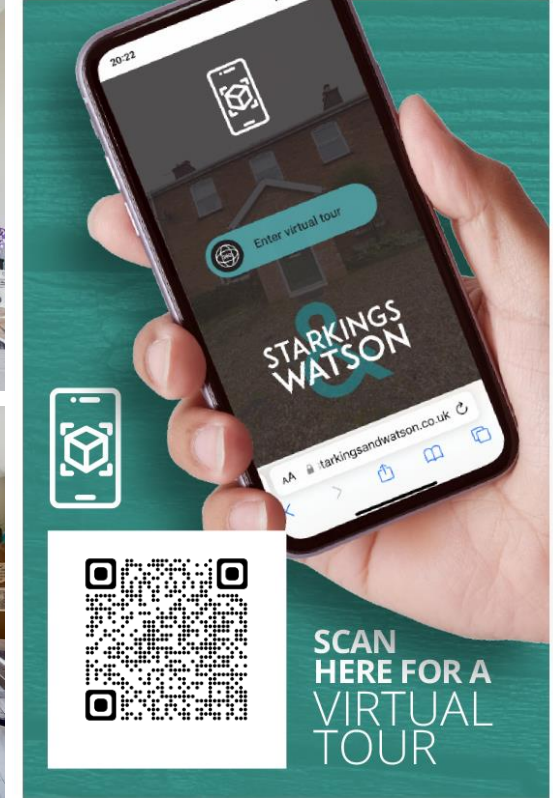
SENTINEL HOUSE

Surrey Street, Norwich NR1 3NE

Leasehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

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STARKINGS & WATSON

- Ground Floor Studio Apartment
- Long Lease Length
- Manageable Service Charges
- Kitchen/Sitting/Dining Room
- Nearly Full Height Window for Natural Light
- Shower Room with Three Piece Suite
- Bedroom Area Separate from Living Space
- City Centre Location with Parking

IN SUMMARY

This GROUND FLOOR STUDIO APARTMENT makes the ideal FIRST TIME BUY or BUY TO LET, with its CENTRAL CITY LOCATION - close to local amenities, Norwich bus station and minutes from INTU SHOPPING CENTRE. Located in the former Aviva building, the building benefits from a RESIDENTS ONLY GYM which is available 24 hours a day and a CONCIERGE SERVICE. The accommodation comprises a communal entrance, private entrance area with fitted storage cupboard, OPEN PLAN SITTING ROOM and KITCHEN with integrated appliances, shower room with three-piece white suite and area perfectly sized for a DOUBLE BED. Offering COST EFFECTIVE LIVING for a first time buyer, or a POTENTIAL GROSS YIELD OF OVER 5% - making this an EXCELLENT INVESTMENT FOR A POTENTIAL LANDLORD.

SETTING THE SCENE

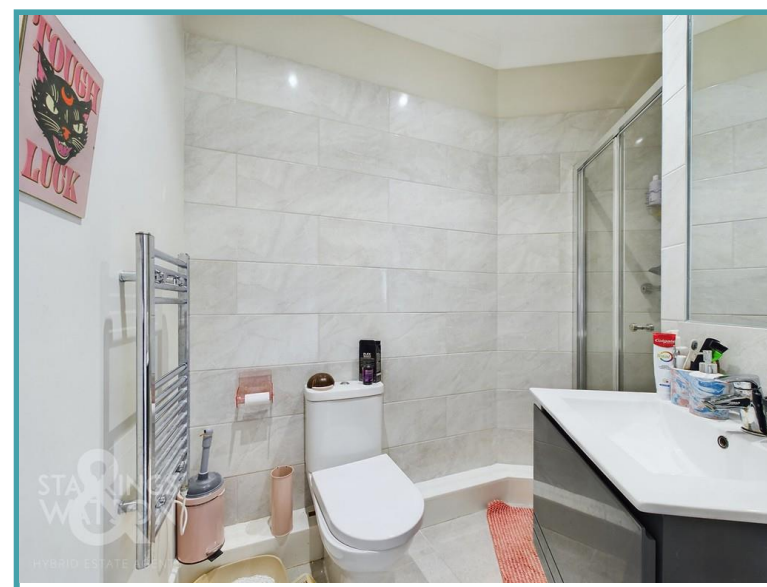
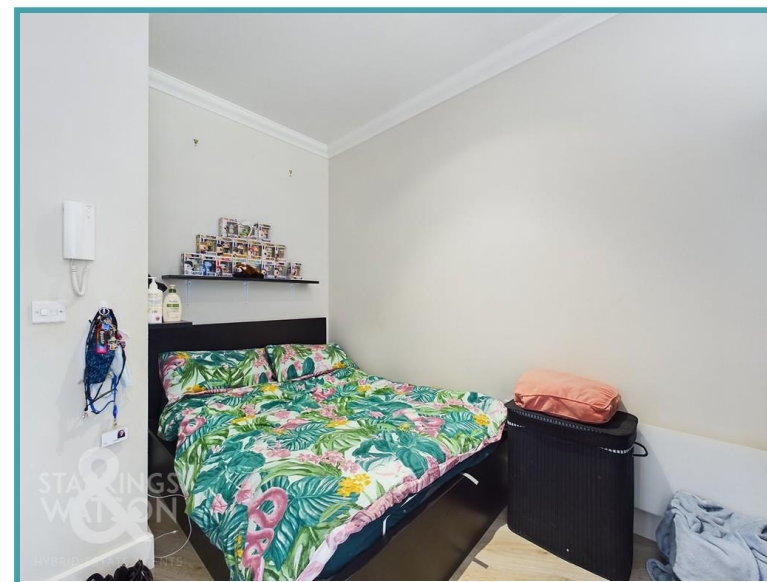
Leaving the main reception and heading towards the accommodation through a carpeted hallway, you will pass the lifts and stairs leading to the other floors and there is a door into the main accommodation.

THE GRAND TOUR

Stepping inside, there is a wood effect flooring underfoot and the first thing you can see is the wonderful window which spans almost floor to ceiling with only brick work low enough to accommodate a radiator. To the left-hand side, a space has been created which is perfect for a double bed with space to add shelving or built-in furniture in place for a bedside table. Given the open space in this studio, there is scope to divide the accommodation with furniture as the current vendor has, and create a separate room to sleep and entertain. To the right-hand side, the door takes in you into the shower room which has a three-piece suite, including a cubicle to one corner, low level W.C and a floating hand wash basin with storage. The open plan kitchen/sitting/dining room has a range of white wall and base level cabinets with clean lines due to the handleless design. There is a square edge work surface with an inset one and half bowl stainless steel sink and an inset electric hob. Other built-in appliances include an electric cooker, extractor fan, fridge freezer and a washing machine.

THE GREAT OUTDOORS

This property does not have a garden of its own, there are communal areas around the property, a 24/7 gym included and the rest of your time spent outside can be touring Norwich City Centre itself.



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OUT & ABOUT

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the main shopping district, city college, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

FIND US

Postcode : NR1 3NE

What3Words : ///ships.coherent.visual

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property has 121 years remaining on the lease. Ground rent is payable at £115 per annum currently, and a yearly service charge in the region of £700 PA.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
341.66 ft²
31.74 m²

