

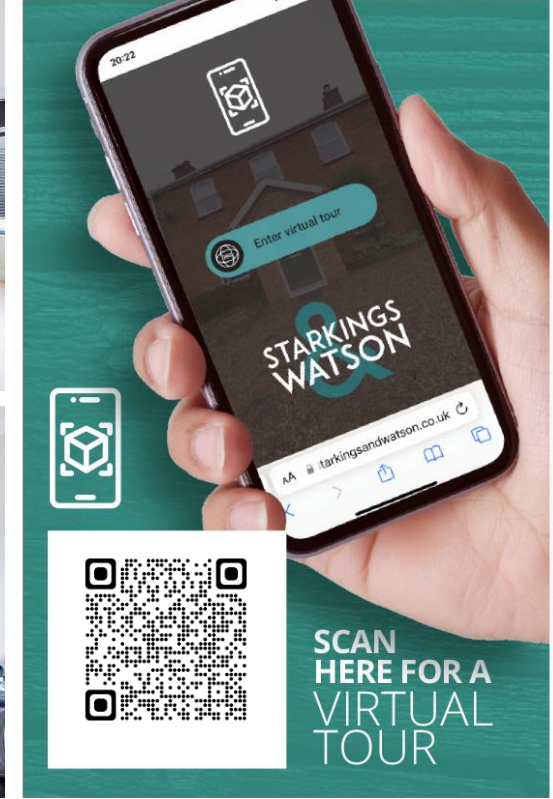
SENTINEL HOUSE

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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- Ground Floor Studio Apartment
- Long Lease Length
- Manageable Service Charges
- Open Plan Kitchen/Sitting/Dining Room
- Modern Fitted Shower Room
- Integrated Cooking Appliances
- Nearly Full Length Window for Natural Light
- City Centre Location

IN SUMMARY

This GROUND FLOOR STUDIO APARTMENT would make the ideal FIRST TIME BUY or INVESTMENT PURCHASE situated right in the heart of the city with Norwich's main bus station a short walk away as well as a range of bars and shopping facilities. 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 property is accessed via a communal entrance with key fob access leading to the personal entrance and opening into a WELL-LIT and SPACIOUS OPEN PLAN living area formed of the BEDROOM, SITTING and DINING ROOM as well as the KITCHEN boasting INTEGRATED COOKING APPLIANCES with a private modern fitted SHOWER ROOM too.

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

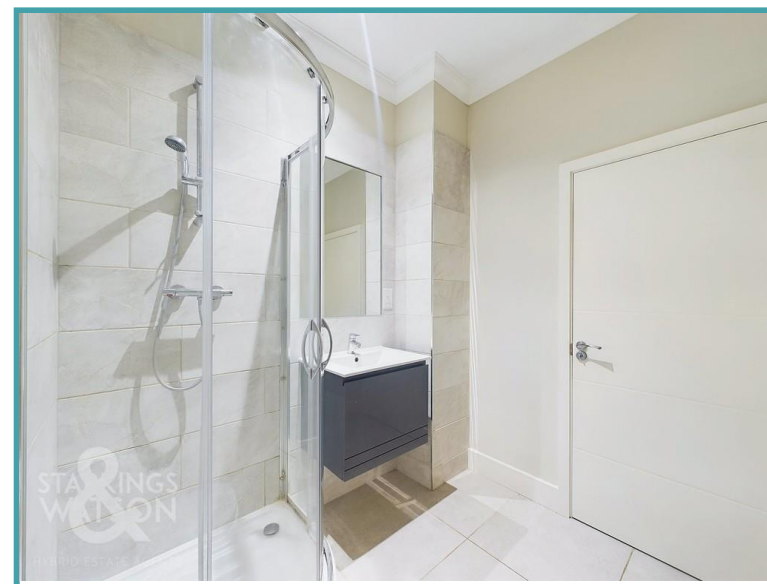
Stepping inside, there is a wood effect flooring throughout giving access to the entire living space with the first thing you will notice being two very large double glazed windows to the front allowing an abundance of natural light to flood into the property. Immediately as you enter to your left is the perfect space for a double bed with the wall giving the ideal space to additional storage similarly to how the current occupant has in place as well as handy integrated storage cupboard too. Turning to your right is the modern functional kitchen with integrated oven and electric hob and extraction fan above and a tiled splash back surround. The kitchen offers a range of wall and base mounted storage set around wooden effect work surfaces, integrated fridge/freezer and chrome sink with mixer tap. The shower room is an immaculately presented three piece suite formed of a walk-in shower cubicle, toilet, sink with vanity storage and heated towel rail.

THE GREAT OUTDOORS

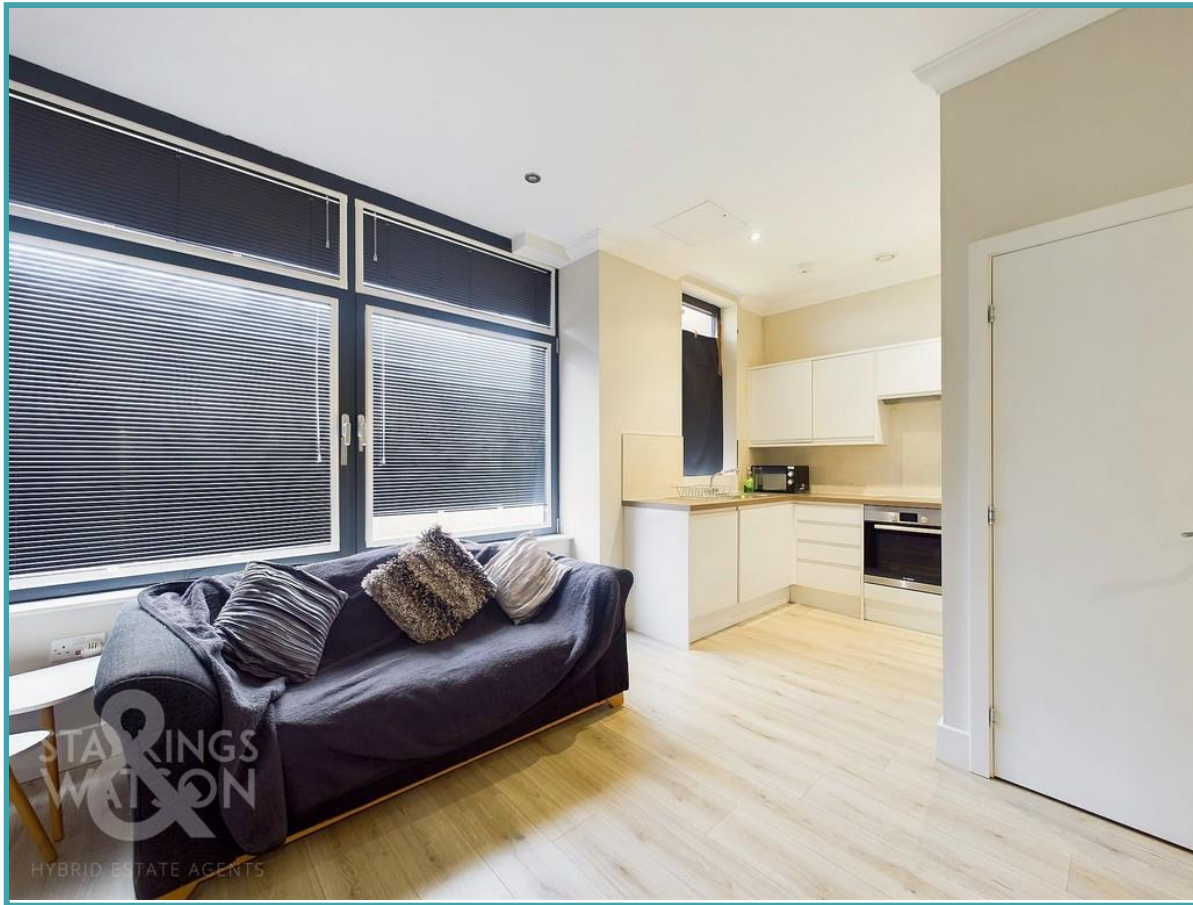
This property does not have a garden of its own, there are communal areas around the property, a 24/7 gym included and the rest of your time spent outside can be touring Norwich City Centre itself.

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



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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 : ///silk.pops.crass

VIRTUAL TOUR

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

AGENTS NOTE

The agents have been made aware there are 120 years remaining on the lease. Ground rent is payable at £105 per annum and the service charge is £677 per annum.

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
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area^m
308.98 ft²
28.7 m²

