

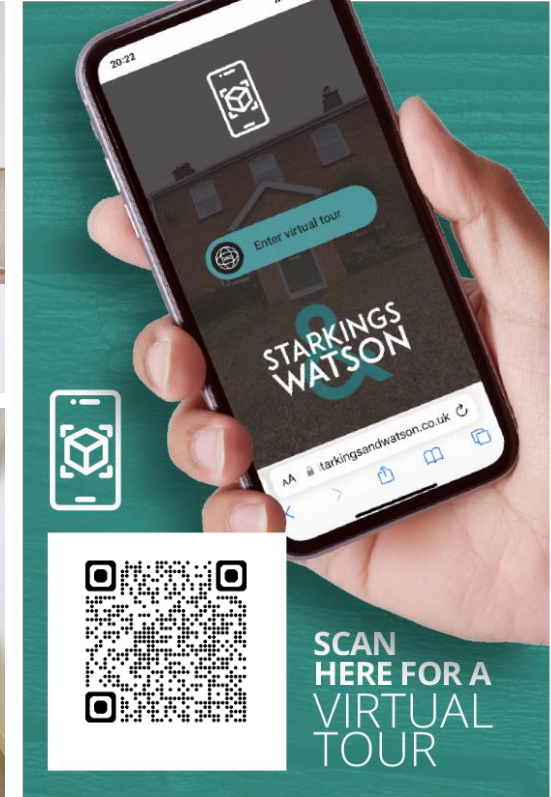
SENTINEL HOUSE

Surrey Street, Norwich NR1 3NT

Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY TO LET



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STARKINGS & WATSON

- Well Presented City Centre Apartment
- Open Plan Kitchen & Sitting room
- Spacious Double Bedroom
- Separate Shower Room
- Integrated Appliances inc. Washing Machine & Fridge/Freezer
- Electric Heating
- On Site Gym & Concierge Service
- Walking Distance to Local Amenities

IN SUMMARY

This WARM and INVITING apartment makes the ideal home, with its CENTRAL CITY LOCATION - close to local amenities, Norwich bus station and minutes from CHAPELFIELD 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 hall with fitted storage cupboard, OPEN PLAN SITTING ROOM and KITCHEN with integrated appliances, including oven, hob, washing machine and fridge/freezer, shower room with three piece white suite and spacious DOUBLE BEDROOM.

SETTING THE SCENE

The property is approached via a communal hallway with stairs giving access to all floors.

Entrance door to:

ENTRANCE HALL

Wood effect flooring, electric fuse box, built-in airing cupboard, covered ceiling with recessed spotlights, doors to:

SHOWER ROOM

Three piece suite comprising low level W.C, wall mounted hand wash basin with storage cupboard under, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled flooring, heated towel rail, covered ceiling with recessed spotlights.

DOUBLE BEDROOM

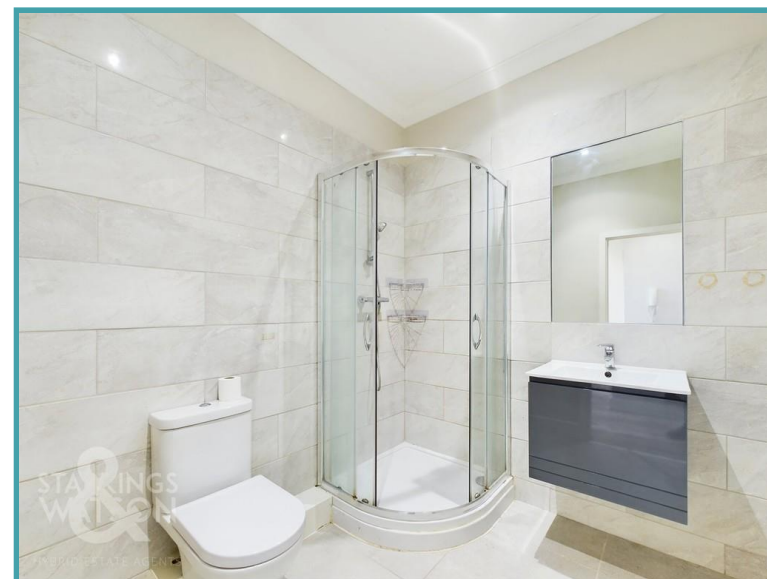
11' 7" x 10' 10" (3.53m x 3.3m) Fitted carpet, electric heating, uPVC double glazed window to front x2, covered ceiling with recessed spotlights.

KITCHEN/SITTING/DINING ROOM

18' 7" x 11' 3" (5.66m x 3.43m) Fitted range of wall and base level units with square edged work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, inset electric hob, built-in electric oven and extractor fan over, integrated fridge/freezer, integrated washing machine, wood effect flooring, electric heating, uPVC double glazed window to front x2, television point, covered ceiling with recessed spotlights.

AMENITIES

The development benefits from a residents only gymnasium and concierge service.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



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 3NT

What3Words : ///silk.pops.crass

VIRTUAL TOUR

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

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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Approximate total area⁽¹⁾

418.92 ft²
38.92 m²

(1) Excluding balconies and terraces

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

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