



**£140,000**  
**Asking Price**

**1 Bedrooms**  
**1 Reception Rooms**  
**1 Bathrooms**

**Sentinel House, Surrey Street, Norwich,  
Norfolk**



The Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR  
**01603 432000**

Located in the heart of Norwich in walking distance of local amenities and facilities. This first floor 1 bedroom apartment is offered in pristine condition enjoying a corner position, flooding the apartment with light.

The property is vacant and with no onward chain, and ideally suits first time, buyers, couples and investors alike. There is a communal Gymnasium included in the service charge of this property.

Communal door with access to

**COMMUNAL ENTRANCE HALL**

**MAIN LOBBY AREA**

access to lifts and stairwell.

Communal hall to apartment

Front entrance door to  
**ENTRANCE HALL**

With cupboard containing the pressurised cylinder for hot water and storage above.

**MAIN RECEPTION**

Flooded with light from the wall to wall glazed aspect to the South and West offering a lovely panoramic roofscape view. There are two wall mounted heaters and space for dining furniture and sitting room furniture. The kitchen element of this space in high gloss white finish with integral washing machine, electric hob and electric oven, integral fridge and freezer, all complimented with ceramic tiled splashbacks and surrounds.

**BEDROOM**

A good size double bedroom with half glazed wall with a roofscape view to the West. There are a wide array of fitted wardrobes and storage plus a mounted electric heater.

**BATHROOM**

A contemporary suite comprising floating wash basin with storage below WC and quadrant shower cubicle. There is a heated rail the walls and floor in ceramic tiling.

**AGENTS NOTE**

This property to leasehold with a remainder of 121 years on the lease from 2018. The Ground rent is £135 per annum and the service charge is £870.94



EPC Rating:  
D

Council Tax:  
Band B

Local Authority:  
Norwich City Council

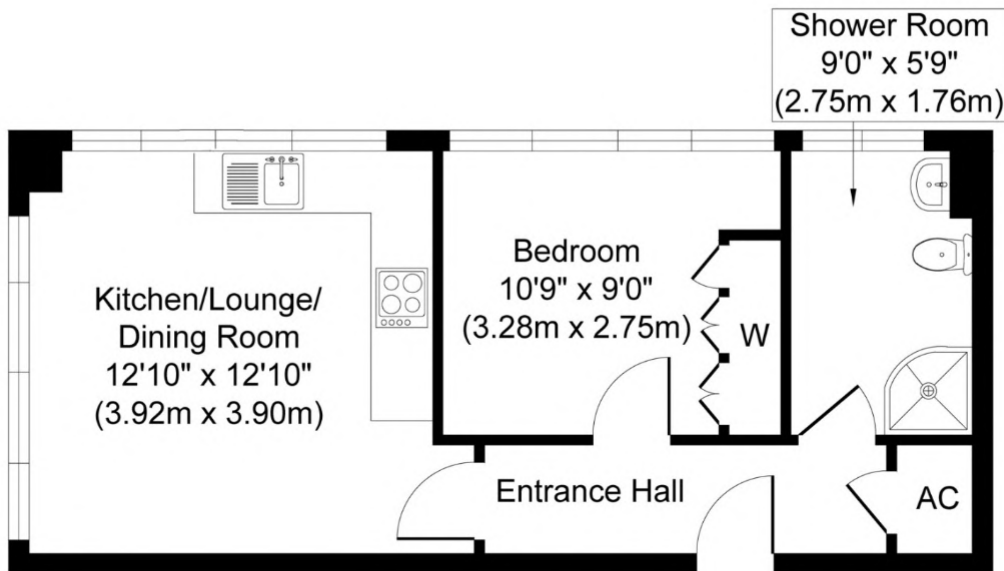
Tenure:  
Leasehold

Lease Details (If applicable):  
121 Years remaining

£135.00 Per year Ground rent

£870.94 Per year Service charge





**Approximate Floor Area**  
**384 sq. ft**  
**(35.72 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>62</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**IMPORTANT:**

we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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