



## Second Floor Apartment

CHECK OUT this second floor Apartment in Exeter. This property is well presented throughout with a spacious Living Room/Dining Room, a separate kitchen, two Double Bedroom's and Bathroom as well as a Garage and an allocated Off-Road Parking Space. Ideal FIRST HOME or BUY TO LET.

15 Heraldry Way | Exeter | EX2 7QG





PROPERTY TYPE

Apartment



SIZE

557 sq ft



LOCATION

Urban



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

N/A



EPC RATING

78C



COUNCIL TAX BAND

B



### in a nutshell...

- Sitting Room/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Garage & Off Road Parking
- IDEAL FIRST HOME or INVESTMENT
- Easy access to M5 and A30
- Lot's of Natural Light
- Close to Rail Station







## the details...

CHECK OUT this well presented second floor Apartment, in a convenient location in Exeter, just a short distance away from the local shops, bus stops and railway station. An ideal First Time Home or Buy to Let rental Investment.

The front door leads into an Entrance Hallway with plenty of space to store your shoes and coats and a further door that leads into the main property. The spacious Living Room/Sitting Room is located at the hallway, with dual aspect windows that flood the room with natural light. The Kitchen is separate from the main living space, with plenty of worktop space, wood affect units and a tiled backsplash. There is an integrated oven, gas hob and an extractor fan as well a space for a fridge/freezer and a washing machine.

Both Bedrooms are bright and airy with space for a double bed. Completing the accommodation is the bathroom with a tiled bath with shower over, WC, wash basin and built in storage.

Outside the property benefits from a single Garage and an allocated parking space.

Tenure - Leasehold

Lease Start Date - 28 June 2005

Lease Term : 155 years from 1 October 2004

Service Charge: £1446 p.a

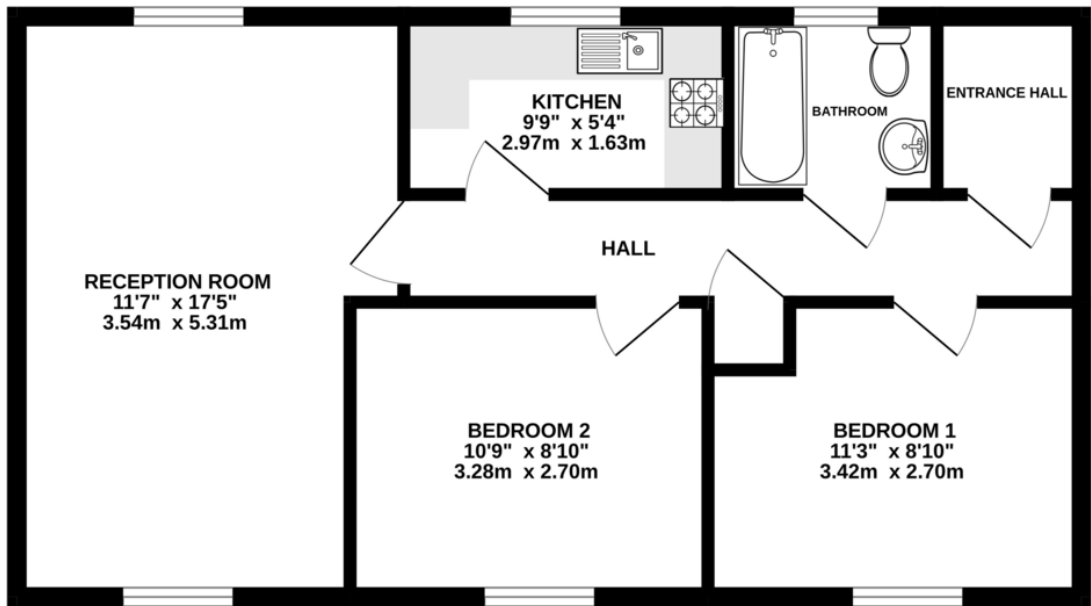
Ground Rent: £180 p.a

Council Tax Band B



the floorplan...

GROUND FLOOR  
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 557 sq.ft. (51.8 sq.m.) approx.

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