



FRANCIS LOUIS

Residential



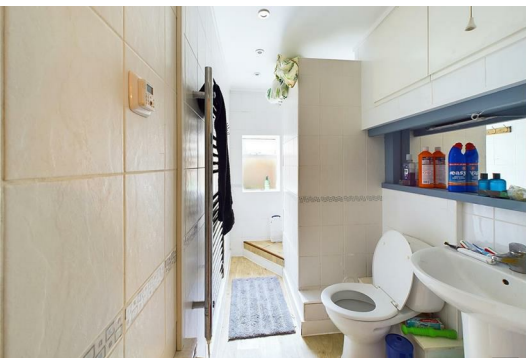
## 7a Alphington Street

Exeter, EX2 8AP

Guide Price £110,000



A one bedroom ground floor apartment that is located within easy walking distance to both the city Centre and Exeter Quay. The property benefits from a private rear garden, shower room and an open plan kitchen/diner/lounge.



**Letting**

This property is currently tenanted and can be sold as vacant possession or with tenant in situ. The property is currently achieving £750pcm.

**Kitchen**

A range of matching floor and wall mounted kitchen units with space for freestanding fridge/freezer and washing machine. Inset one bowl sink with drainer and mixer tap, integrated oven and four ring hob with extractor and light above.

**Shower room**

A matching suite comprising of a walk-in shower, low level WC, wash hand basin, heated towel rail and extractor fan.

**Lease details**

The vendor has advise a new lease has been created with 125 years remaining. The ground rent is £50 a year and the service charge is £1600 a year.

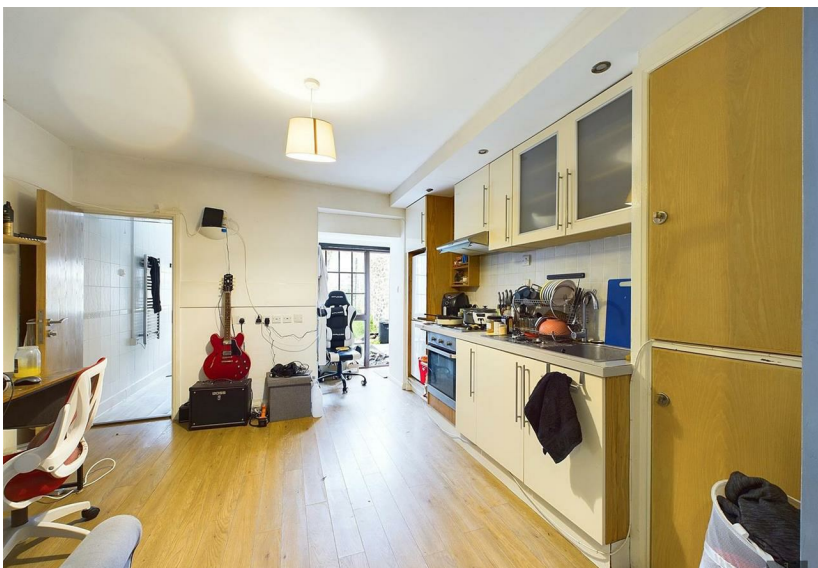
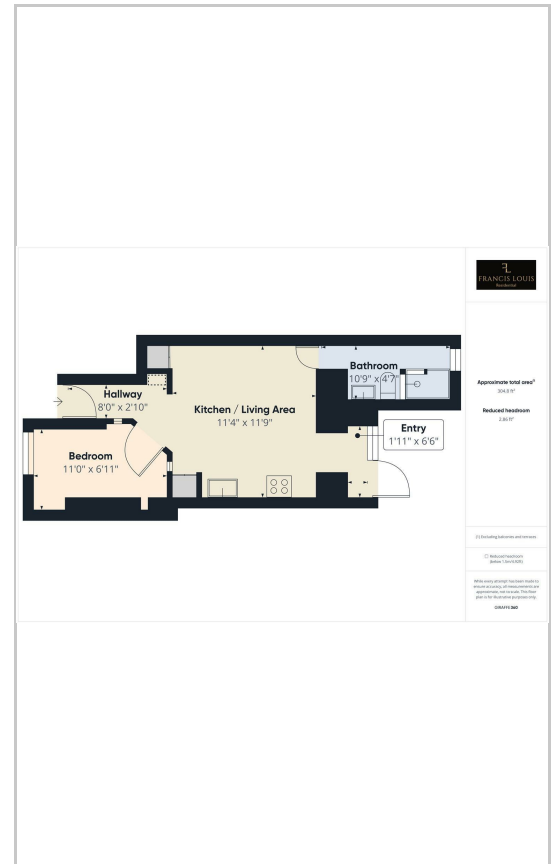
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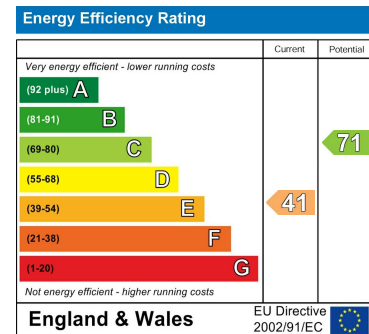
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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