

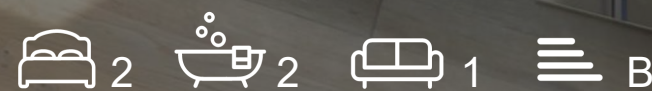


FRANCIS LOUIS
Residential



Barnfield Road, Exeter, EX1 1RX

£475,000





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Barnfield Road

Exeter, EX1 1RX

- Stunning City Centre Apartment
- Two double bedrooms
- Parking
- No Chain
- En-suite
- Balcony

A new build two double bedroom City Centre apartment that is being SOLD with no onward chain. The property benefits from a stunning open-plan lounge/kitchen/dining room, a balcony, a bathroom, an en-suite shower room and parking.



Communal Hallway

Lift access to all floors, a rear door to a private bike store.

Hallway

Wooden floorboards, 2 x storage cupboard, radiator, doors to,

Bedroom 2

Double glazed floor to ceiling window, radiator, storage cupboard,

Bedroom 1

Double glazed floor to ceiling window, radiator, door to,

En-suite

A walk in shower, a low level w.c, a wash hand basin, fully tiled surround and floor, under floor heating

Bathroom

A bath with shower over, a low level w/c, a wash hand basin, fully tiled surround and tiled floor with under floor heating.





Lounge/kitchen/dining room

An open-plan room with a range of matching floor and wall mounted kitchen units and a solid worktop, inset sink, integral oven with hob over, integral fridge/freezer, integral dishwasher, integral washing machine, breakfast bar, wooden floorboards, radiator, feature floor to ceiling double glazed window, further double glazed windows to the front and the balcony. Double glazed door to the balcony.

Balcony

Tiled floor with balustrade

Parking

There is one allocated parking space.

Bike Store area

There is a secure bike storage area around the back of the building.

Lease Details

A new 250 lease, no ground charges and the service charges are £1800 per year.

Agents Notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.





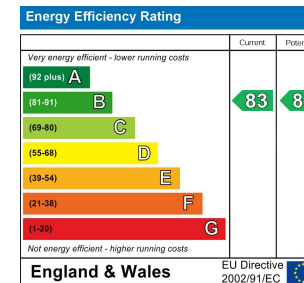
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Francis Louis House Belmont Road, Devon, EX1 2HF
Tel: 01392 243077 Email: info@francislouis.co.uk <https://www.francislouis.co.uk>