



FRANCIS LOUIS
Residential



Mount Dinham Court, Exeter, EX4 4FX

Guide Price £200,000





Mount Dinham Court

Exeter, EX4 4FX

- Secured underground parking
- Great location
- No onward chain
- One double bedroom
- Walking distance to Exeter high street
- Open plan light and bright living area

An opportunity to acquire a wonderful first floor apartment in a quiet location within easy reach of the city centre. The apartment is part of a prestigious conversion of a Grade II Listed former school building, dating from 1861.

The accommodation offers a spacious interior, with an exceptionally light and bright environment. You will find one large double bedroom with a study area, a modern bathroom and a spacious open plan living/dining area and a well equipped kitchen. This property would be perfect for city living, and also has the benefit of underground secure parking.



Lease

The lease has a term of 199 years starting from March 2008, leaving approximately 183 years remaining. The current ground rent is £265 per annum, with reviews every five years; the next review is due in a few years. Service charge paid in April 2024 was £782 for six months.

Situation

Mount Dinham is conveniently positioned close to the city centre with its wide range of shopping and leisure facilities. Exeter College and the University of Exeter are nearby, whilst St David's Railway Station is within easy reach and offers direct links to London Paddington and London Waterloo.

Entrance hallway

The communal hallway leads to the flat's front door. Inside, the entrance hallway features carpet flooring, a radiator, a storage cupboard, and doors opening to,





Living/Dinning room

A spacious room with high ceilings and lots of natural light. Carpet flooring, two radiators, a large double glazed window providing lots of light and an opening to the kitchen.

Kitchen

The kitchen features a range of modern matching floor and wall-mounted units with cupboards and drawers. It includes space for a freestanding fridge/freezer and washing machine. The integrated appliances consist of a one and a half bowl sink with drainer and mixer tap, an electric oven, and a four-ring gas hob with an extractor fan and light above.

Bedroom

This is a large double bedroom with dual aspect windows providing lots of natural light, carpet flooring and a radiator.

Bathroom

A matching modern suite comprising of a panel bath with electric shower over, low level WC, wash hand basin, radiator, extractor fan and tile effect vinyl flooring.

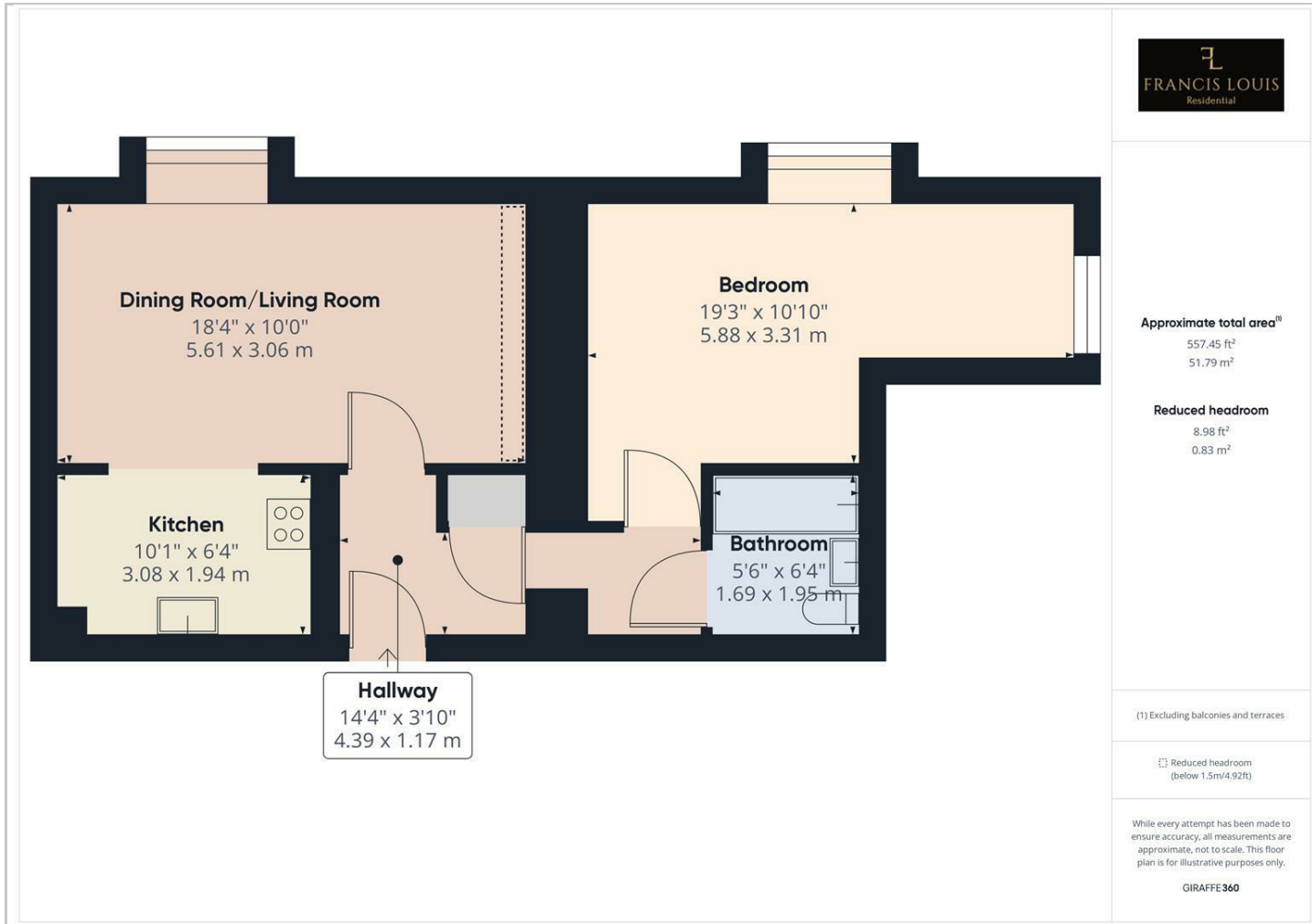
Agent notes

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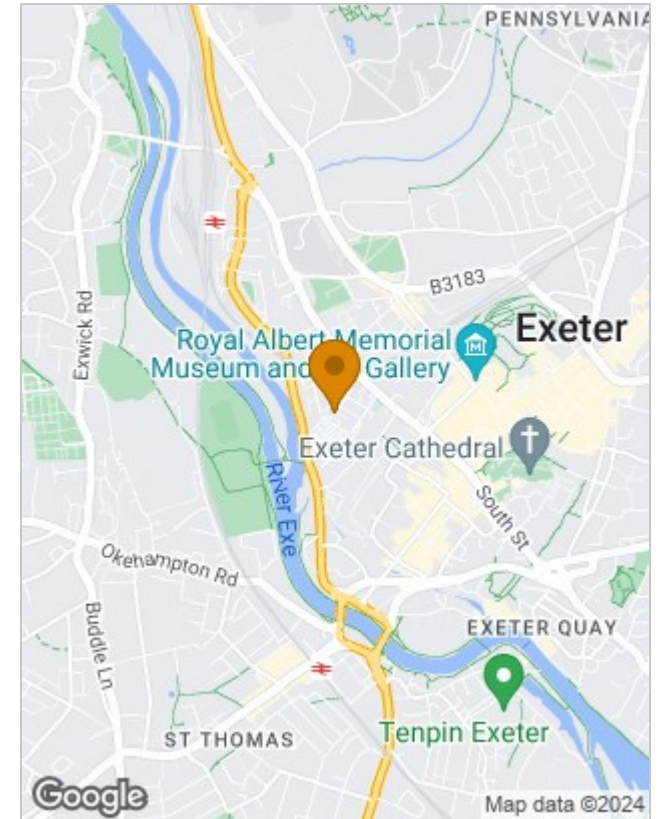




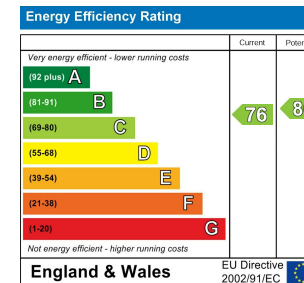
Floor Plans



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.

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