



FRANCIS LOUIS
Residential



Acland Road, Exeter, EX4 6PP
Guide Price £175,000





Acland Road

Exeter, EX4 6PP

- Investors only
- No chain
- Great location in the heart of Exeter
- Rental income of £17,000 per year
- Good condition

This two bedroom apartment is located in the heart of the city centre and is an ideal investment property. The property benefits from a lounge/dining room, a modern kitchen, a modern bathroom, a study and from being SOLD with sitting tenants. The current tenants are paying £17,000 per year.



Hallway

Door to the communal hallway, wall mounted heater, airing cupboard, doors to,

Study

8'2" x 6'1" (2.49 x 1.85)

Wall mounted heater

Family Bathroom

7'0" x 6'4" (2.13 x 1.93)

A p-bath with shower over, a low level w/c, a wall mounted wash hand basin, extractor fan,

Bedroom 2

13'2" x 7'0" (4.01 x 2.13)

Double glazed window to the front aspect, wall mounted heater,

Bedroom 1

13'1" x 10'9" (3.99 x 3.28 (3.98 x 3.27))

Double glazed window to the front aspect, wall mounted heater, built in wardrobe,

Lounge/Diner

14'4" x 16'9" (4.37 x 5.11)

Double glazed french doors to the balcony, double glazed window to the front aspect, wall mounted heater, opening up to the kitchen,





Kitchen 12'8" x 6'1" (3.86 x 1.85)
A range of matching floor and wall mounted kitchen units with a roll top worktop and drawer units, a stainless steel sink with a drainer and mixer tap over, integral oven, inset 4 ring hob with extractor over, integral fridge, freezer, washing machine, dishwasher.

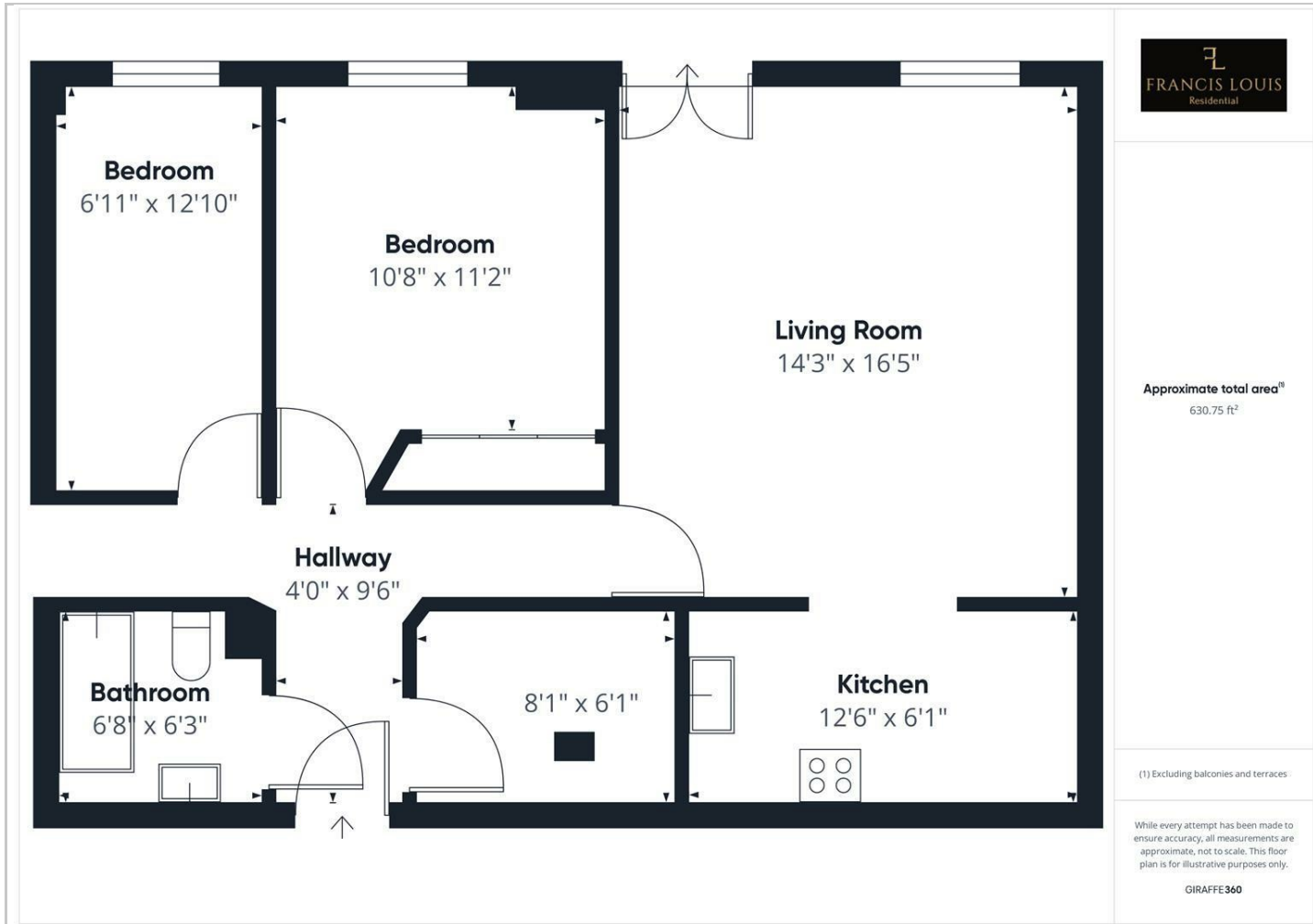
Balcony
Over looking Sidwell Street, plenty of room for table and chairs.

LEASE
The vendor has advised the lease has until 2114 so circa 89 years remaining. Ground rent is £25 per half year, service charge including cleaning and electricity in communal areas is £1020 per half year.

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Floor Plans



Location Map



Energy Performance Graph

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

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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