

Union Road | | Exeter | EX4 6HU Asking Price £150,000

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- AND OWNER **OCCUPIERS**
- IDEAL FOR INVESTORS PRIME STUDENT LOCATION
- GREAT PUBLIC TRANSPORT ACCESS
- 2 BEDROOM GROUND **FLOOR FLAT**
- CENTRAL HEATING
- COUNCIL TAX: A

• EPC: C

- ACCESS TO GARDEN
- SHARED PARKING
- SHARE OF FREEHOLD

FOR SALE: CHARMING GROUND FLOOR FLAT IN PRIME LOCATION

Discover this well-presented ground floor flat, an excellent opportunity for investors and first-time buyers alike. Situated in a sought-after location, this property is close to the university and boasts great public transport links, making it an attractive option for students and professionals.

Key Features:

- One Bedroom plus additional Study Room
- Open-Plan Kitchen / Living Area ideal for modern living
- Bathroom with contemporary fittings
- Access to a Garden perfect for relaxation
- Central Heating- Recently installed combi boiler
- Shared Parking available for residents
- Opportunity to become director of Management Company -Share of Freehold (25%)
- Rental income of £9,300 per year

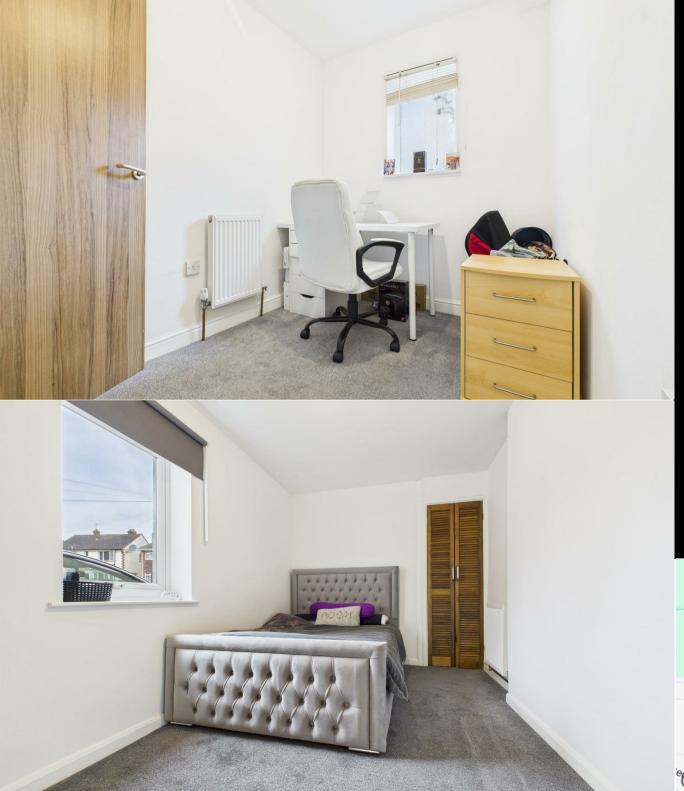
Prime Investment Opportunity

With its strategic location near the university and excellent public transport connections, this flat presents an ideal rental investment. The well-designed layout, garden access, and









additional study space make it highly appealing to potential tenants or owner-occupiers looking for a convenient and comfortable home.

Viewings and Enquiries
Don't miss out on this fantastic property!
Contact Francis Louis today to arrange a viewing and explore the potential of this ground-floor gem 200 years left. £1375/year.

Agents Notes

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Approximate total area

357.58 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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