



Union Road | | Exeter | EX4 6HU

Asking Price £150,000

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- IDEAL FOR INVESTORS AND OWNER OCCUPIERS
- GREAT PUBLIC TRANSPORT ACCESS
- CENTRAL HEATING
- EPC: C
- SHARED PARKING
- PRIME STUDENT LOCATION
- 2 BEDROOM GROUND FLOOR FLAT
- COUNCIL TAX: A
- ACCESS TO GARDEN
- SHARE OF FREEHOLD

FOR SALE: CHARMING GROUND FLOOR FLAT IN PRIME LOCATION

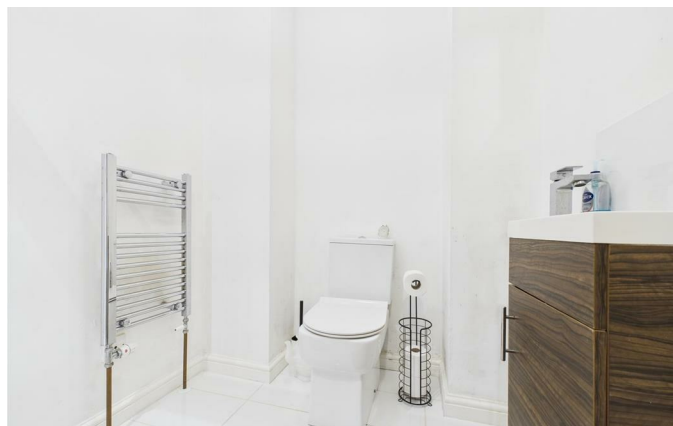
Discover this well-presented ground floor flat, an excellent opportunity for investors and first-time buyers alike. Situated in a sought-after location, this property is close to the university and boasts great public transport links, making it an attractive option for students and professionals.

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.

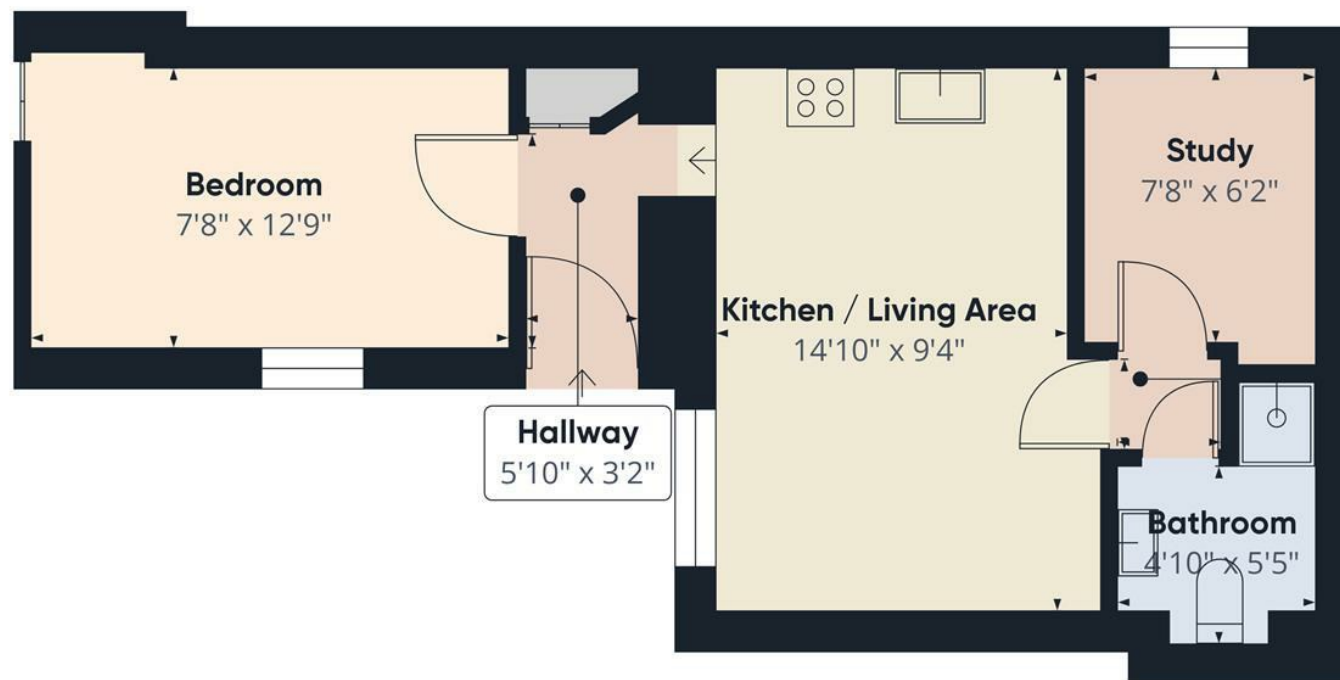
Viewings and Enquiries

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

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.





Approximate total area⁽¹⁾
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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