





**Flat 2, The Hartleys 6-8, Hartley Road,
£95,000**

 1  1

A cosy one-bedroom, ground-floor flat located in the heart of Exmouth town centre, and only a 10 minute walk from the beach!

This conveniently positioned property would make an ideal first-time purchase or excellent rental potential.

It also benefits from a dedicated parking space, separate kitchen and large storage cupboard making it a great find in such a central location.

Floor Area
258 sq. ft.

Tenure
Leasehold

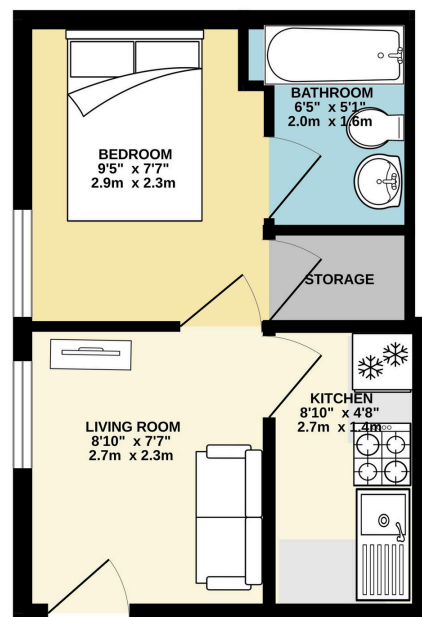
Service Charge
£1600 per annum


Ground Rent
£60 per annum

- Ground Floor
- Kitchen Appliances
- Parking Space
- Great First Time Buy
- Close to the Beach
- Double Bedroom
- Separate Kitchen
- Sunny Communal Garden
- Investment Opportunity
- Council Tax Band A



GROUND FLOOR
258 sq.ft. (24.0 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR 1 BEDROOM FLAT

TOTAL FLOOR AREA: 258sq.ft. (24.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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