





# Augustus House New North Road Exeter EX4 4HL



## Property Description

***A STUDIO APARTMENT located in the City Centre ideal for access to all the shops, restaurants, train stations, college and university. The lounge/kitchen has patio doors leading straight out onto the beautiful communal gardens. There is also an ALLOCATED PARKING SPACE and the property is offered with NO CHAIN. The accommodation comprises:- Communal entrance hallway, stairs or lift to lower ground floor, entrance hallway, lounge/kitchen/bedroom and shower room/WC.***



## Communal Entrance Hallway

Stairs to lower ground floor.

## Kitchen/ Living/ Bedroom

26' 3" max to patio doors x 12' 6" max ( 8.00m max to patio doors x 3.81m max )  
Double glazed patio doors to rear, intercom system, two night storage heaters, wall and base units, work surfaces, stainless steel sink unit, electric oven and hob, washing machine, tiling, built-in cupboard with hanging space, further cupboard.

## Shower Room

Shower cubicle with mains shower, low level toilet, wash hand basin, tiling, extractor fan, heated towel rail.

## Agents Note

Cladding is due to be replaced to meet fire safety regulations. Seller advises cost will be met by the developer.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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8-9 South Street  
 EXETER EX1 1DZ

EPC Rating: B

Council Tax  
 Band: A

Service Charge:  
 2237.53

Ground Rent:  
 238.92

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR316702](http://connells.co.uk/Property/EXR316702)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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