

Richmond Road, Exeter, EX4 4JA

City centre location | Allocated parking space | Close to local amenities | Good transport links Good investment opportunity | Leasehold

Asking Price: £150,000



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CITY CENTRE LIVING This flat is situated just off queen street so is with in a stones throw of the city centre and everything that this includes, restaurant's, pubs, shops and so very much more, there is also off road parking, there is an open plan living space along with a double bedroom and shower room.

LIVING SPACE

4.22m (13' 10") x 4.95m (16' 3") Window to the front aspect, electric heater. Kitchen space high and low level cupboards, roll top work surfaces, built in electric hob, oven and extractor, space for a fridge, space for a washing machine:



KITCHEN



BEDROOM

 $2.95m (9' 8'') \times 2.84m (9' 4'') > 3.58m (11' 9'')$ Window to the rear aspect, eves storage, electric heater:



SHOWER ROOM

1.37m (4' 6") x 2.34m (7' 8") Walk in shower, low level WC, hand basin, small electric heater:



OUTSIDE

The flat is accessed through a communal door from Richmond Rd, the communal stairway leads you up to the 3rd floor and to the front door: The rear of the property boasts a parking space:





BEDROOM VIEW

Stunning views, showing the Cathedral



CAR PARK

parking to the rear of the property for all residence.



AGENTS NOTE 999 years approx 25 years gone Ground Rent £25 PCA

Service charge for 2021 was £796

OPENING HOURS Monday to Friday 09:00 to 17:30 Saturday 09:30 to 14:00

THINKING OF SELLING?

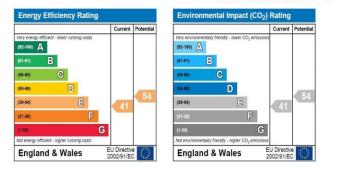
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TOTAL APPROX. FLOOR AREA 612 SQ.FT. (56.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Made with Metropix ©2020



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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