



SOUTHGATE

ESTATES

66 Marcus House,
New North Road, Exeter, EX4 4JN

£118,000



Studio Flat, No Onward Chain, Central Location, Built-In Storage, Private Balcony, Well-Presented

A studio flat offered with no onward chain, close to Exeter's popular High Street. The apartment is serviced by a lift and is situated on the fourth floor, with a private balcony leading from the living space. There is also a kitchenette area, ample built-in storage, and a shower room.

The ideal central location enjoys many amenities nearby, including the numerous eateries and independent shops along Queen Street, as well as further shops and entertainment facilities in the city centre. There is also Central Train Station just a short distance from the flat, as well as Bury Meadow Park and Northernhay Gardens.



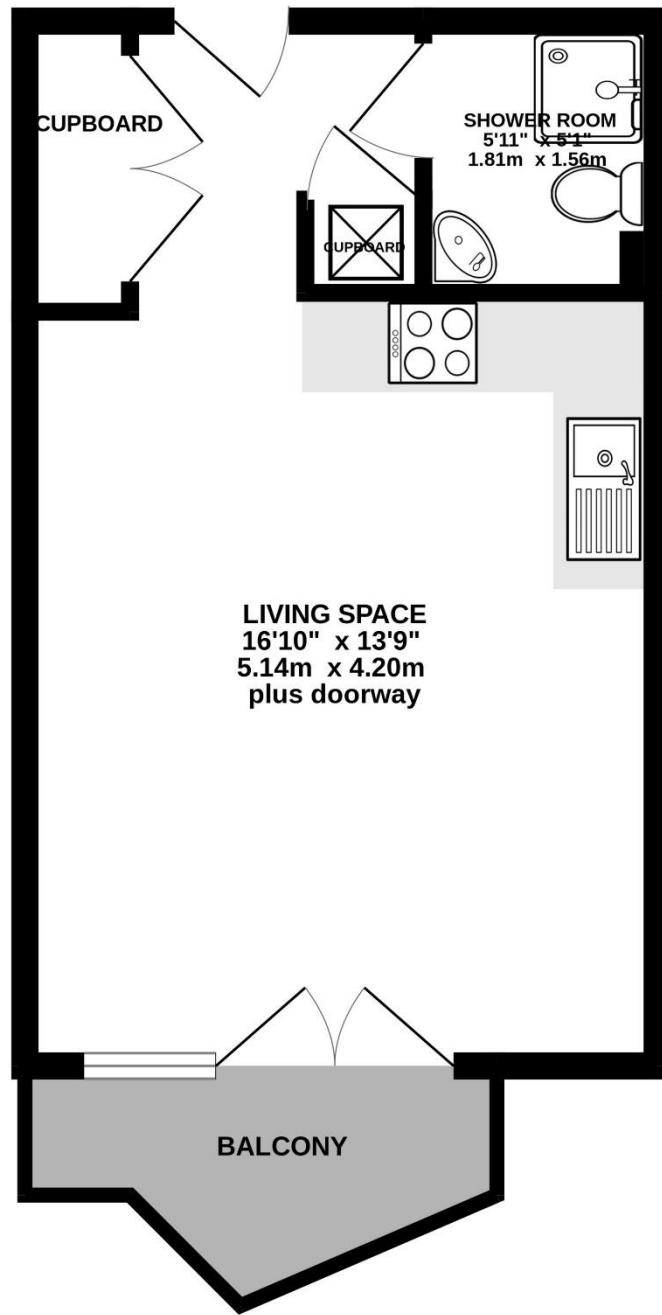
Accommodation The front door opens to the open-plan living space, which enjoys a window and door to the rear opening to a private balcony. The kitchen area contains a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with an electric hob and extractor hood over, plus space is provided for a washing machine and a tall fridge freezer. The living space also includes two built-in cupboards; one housing the hot water tank, and the other containing the electric meter and consumer unit.

A door opens into the shower room which comprises a shower cubicle, a corner pedestal wash basin, and a close-coupled WC. In addition, there is a heated towel rail, an extractor fan and a shaver socket.

Property Information Tenure: Leasehold (The vendors have informed us that the current maintenance charges are £146.06 per month, and the current ground rent is £239 per year, and the lease length is 125 years from 1 January 2005).

Council tax band: A





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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

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