



Fabulously located right in the heart of Exeter is this nicely presented ground floor one bedroom apartment. French doors onto a south facing Juliette balcony from the living room, modern fitted kitchen and shower room. No ongoing chain. The property would make a perfect first home or investment property achieving a monthly rent of £825 (yield in the region of 7%)

Red Lion Lane

Exeter Guide Price £130,000 - £140,000

West of 

Red Lion Lane Exeter Guide Price £130,000 to £140,000

Ground Floor One Bedroom Apartment | Separate Sleeping
Zone | Modern Fitted Kitchen | French Doors Juliette Balcony
| Bathroom | Central Location | Ideal Investment

APPROACH

Secure communal entrance door to communal entrance hallway.

COMMUNAL HALLWAY

Spacious communal hallway with front door to flat 5.

ENTRANCE HALL

Small entrance hallway with door to storage cupboard. Coat hanging space. Wall mounted electric night storage heater. Doors to living room and shower room.

OPEN PLAN LIVING/DINING/KITCHEN AND BEDROOM

Light and spacious open plan room featuring:

LIVING/DINING AREA

Spacious with Upvc double glazed french doors to Juliette balcony. Wall mounted electric night storage heater. Wall lighting. Leading through to the kitchen area.....

KITCHEN AREA

Open plan kitchen area with a range of base, wall and drawer units in a cream finish with wood effect trim. Roll-edge worktop with matching upstand and inset stainless steel sink. Integral single electric oven and hob with stainless steel splashpanel, and modern stainless steel cooker hood over. Integral washing machine. Space for freestanding fridge/freezer.

BEDROOM AREA

A half height wall divides the bedroom area from the open plan living/dining/kitchen area with space for a double bed and wardrobe.

SHOWER ROOM

White suite comprising: low level w.c., pedestal hand wash basin and glass folding door to large tiled shower enclosure with electric shower. Shaver point. Extractor fan. Recess spotlighting. Wall mounted electric ladder style radiator.

AGENTS NOTES:

To the best of the Vendors knowledge they have advised the following:

Tenure: Leasehold - 109 Years Remaining on the lease

Ground Rent - £200/Annum (paid yearly)

Service Charge - £1,270 per annum (paid half yearly)

Council Tax Band: A

Council: Exeter City Council

Parking: On street - permit parking

Garden: No outside space

Electricity: Mains

Gas: No mains gas in the property

Heating: Electric heating

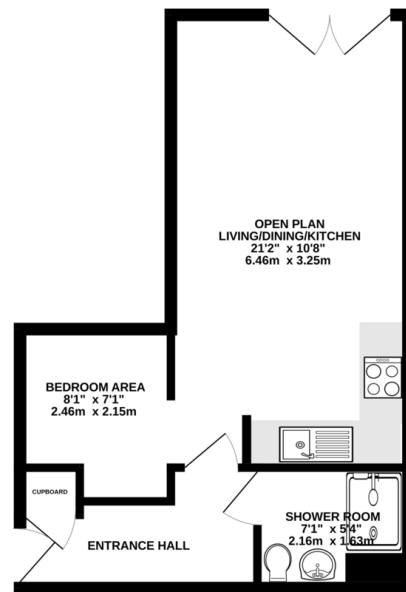
Water Supply: Mains

Sewerage: Mains

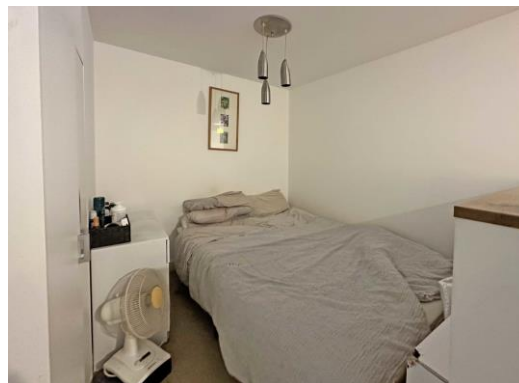
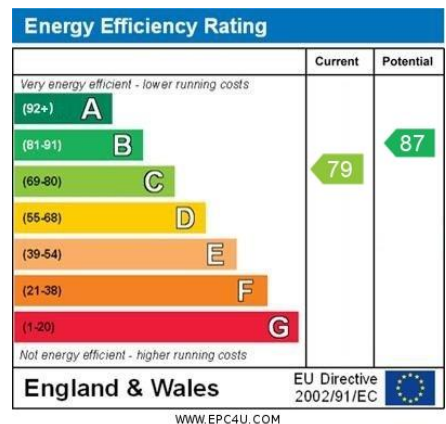
Broadband: Standard broadband available with Highest available download speed of 16 Mbps and Highest available upload speed 1 Mbps, faster speeds available at cost

Mobile Signal: Several networks currently showing as available at the property including EE and Vodafone.

GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 380 sq.ft. (35.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix (2022)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967