



Addington Court, Exeter
Offers Over £170,000



11 Addington Court

Horseguards, EX4 4UY

The Property

This is a fantastic opportunity to purchase a well located purpose built ground floor apartment with its own private access. The added bonus of the ground floor location is the access to the lovely green areas which surround, via the double doors from the living room. Addington Court forms part of the much favoured Horseguards Development which is close to the city centre. The property has one double bedroom, with a window to the rear overlooking the communal grounds, a living room with a fireplace and doors out to a small patio, plus a bathroom with white suite. The kitchen is fitted with wall and base units including a fitted oven, hob and extractor over, there is a window to the front and space for further appliances. Externally there is parking for one vehicle and wonderful communal grounds. This is an excellent opportunity for anyone looking to acquire a property close to the city centre with parking and little or no work to do.

The Location

Horseguards is a unique development of period and modern homes and those created from the conversion of a group of military buildings dating from the late 18th century which formed Exeter's Higher Barracks. This is an excellent location so close to the city centre yet so conveniently placed for easy access to the road network in and out of the city itself as well as being within walking distance of Central station too. Naturally all the city centre facilities including the shops, bars and restaurants are all within very easy reach!





Directions

From the city centre proceed along South Street into New North Road turning right at the mini-roundabout into Blackall Road. Take the first turning on the left into Howell Road where the entrance to Horseguards can be found immediately on the right. Enter the development following the road around to the left where Addington Court is on the right hand side, turn right again under the arch and the property will be on your left.

Entrance Hall

Living Room

11'8" x 11'4"

Bedroom One

11'9" x 10'4"

Kitchen

8'1" x 6'11"

Bathroom

6'11" x 5'9"

Outside

Communal gardens

Allocated parking for one vehicle

Lease Information

Leasehold

Lease length - 999 years from 1/5/1999

Service charge - £417.27 twice yearly

Ground rent - TBC



Miscellaneous items

EPC: D
Council Tax: B
Utilities: All main services
Authority: Exeter City
Tenure: Leasehold

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

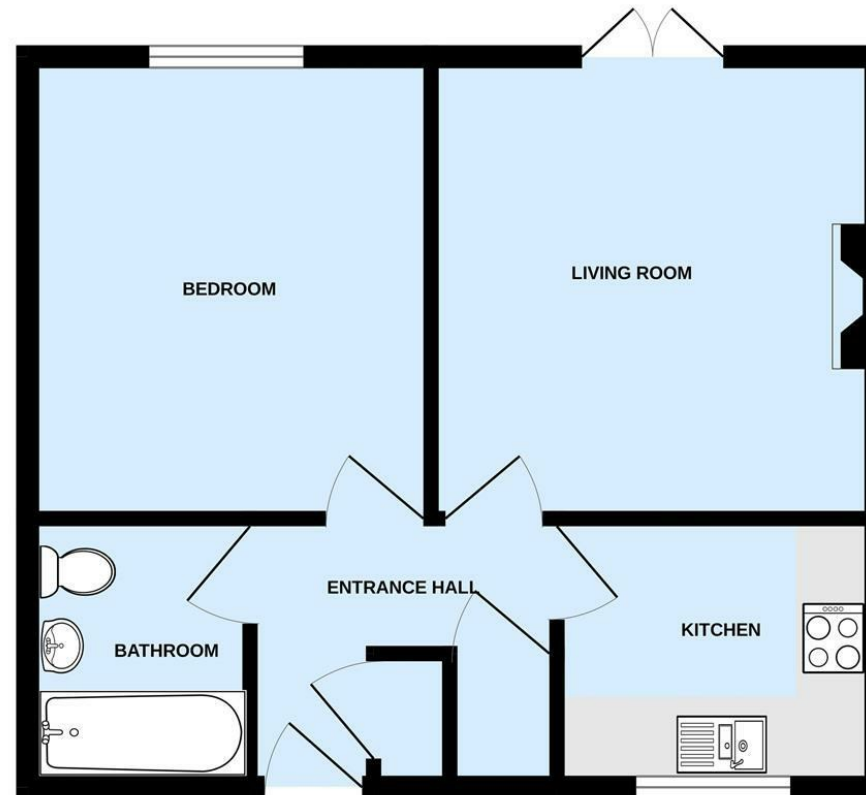
- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

GROUND FLOOR



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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