



Mount Dinham Court, Exeter
Guide Price £170,000 - £180,000

Chase 
Buchanan

The York Wing, Mount Dinham Court Exeter, Devon, EX4 4FP

The Property

A fantastic opportunity to acquire a flat in the city with no work needed and the rare benefit of secure underground parking. The property is ideal for anyone looking to be in close proximity to everything Exeter City Centre has to offer. There is a good sized double bedroom, a spacious open plan kitchen/living area, bathroom and storage cupboard. The property is ready to move straight in and comes to the market with no onward chain.

The Location

The York Wing is in a quiet, tucked away spot, superbly located within the heart of the city and yet in such a tranquil and attractive position, ideal for those who'd like to be able to walk into the town centre, Exeter University and to St David's train station, offering mainline rail services to London Paddington.





Directions

Proceed over the Iron Bridge and take the second left into Haldon Road. Turn left again into Mount Dinham Court. Continue down the road and the property can be seen straight ahead. The underground parking is located around to the right of the building.

Communal Hall

Kitchen/Sitting/Dining Room

18'0" x 12'3"

Inner Hall

Bedroom

12'3" x 11'1"

Bathroom

6'8" x 5'7"

Outside

Secure & gated underground parking for one vehicle

Lease Information

Leasehold

Lease length - 199 years from 2008

Service charge - £2,060 p/a

Ground rent - £258.63 p/a



Miscellaneous items

EPC: C
Council Tax: A
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:

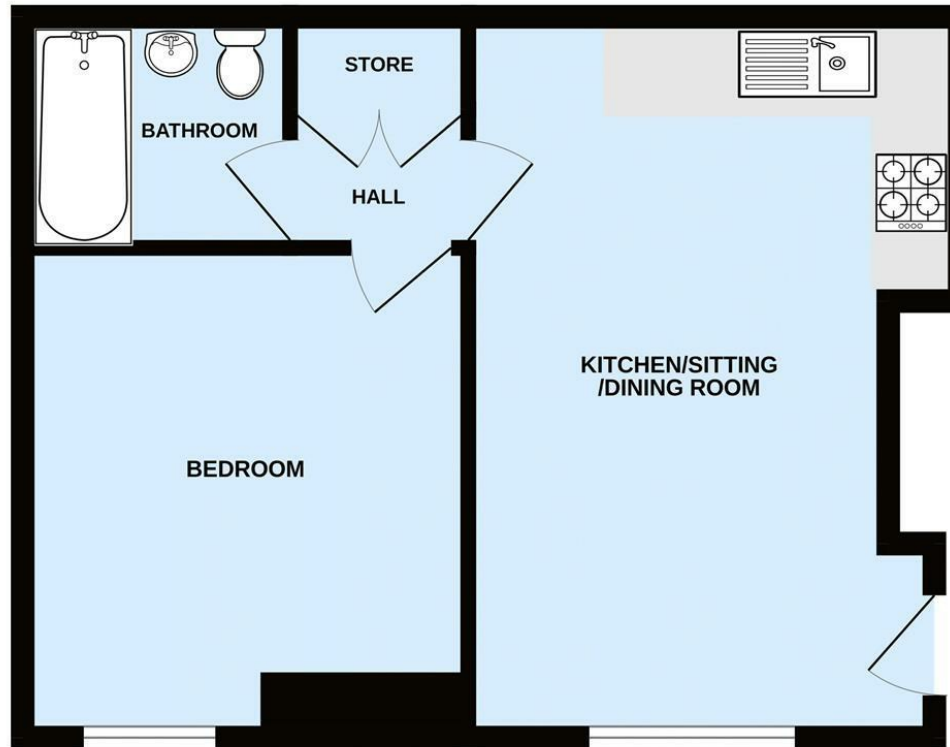
- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs 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.

FIRST 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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