



Station
Campus
Davide
Exeter
Royal Albert Memorial Museum 2 min
Public Toilets (Musgrave Flow) 4 min
City Centre 4 min
Cathedral 5 min

Northernhay Gate, Exeter
£160,000

Chase 
Buchanan

5 Northgate House

Exeter, Devon, EX4 3SA

The Property

This well presented studio apartment comes to the market for the first time since it was sold as new from the conversion in 2007. The property has previously been rented for £700 per calendar month so will appeal to investors.

The accommodation comprises an open plan studio room with opening into a kitchen area. There are two large windows giving views over Northernhay Gardens, solid wooden flooring throughout and plenty of storage. The kitchen is fitted with wall and base units plus an oven with four point hob and extractor over. There is also a shower room and a ladder up to the mezzanine floor which has restricted head height but could be used for a number of different purposes.

Northgate House has well managed communal areas and gives residents a bike store, bin store and general storage room with allocated areas for each property. The property has no onward chain and early viewing is highly recommended.

The Location

Northgate House is located in the heart of Exeter City Centre with a wealth of amenities close by including shops, restaurants, bars and historical sites such as the beautiful Cathedral. The property overlooks the lovely Northernhay Gardens and Exeter Central Station is just 300 feet away with trains connecting to London and the North.

Directions

From the Clock Tower on Queen Street head towards the High Street and turn left at Five Guys and the building will be on your right before the entrance to Northernhay Gardens.





Entrance

Door to Communal Hall with post boxes and further security door to another hall with access to separate bin and bike store. Stairs to First Floor. Door to Inner Hall and door to:

Studio Room

20'10" x 12'10"

Open plan room with wooden flooring throughout. Two large windows overlooking Northernhay Gardens. Storage cupboard. Security entry system. Good sized Kitchen area with wall and base units plus heat resistant work surfacing over. Inset stainless steel sink and drainer with tiled splash back. Fitted oven with hob and extractor over. Space for fridge and space for washing machine. Recess lighting. Fitted ladder up to mezzanine area. Door to:

Shower Room

Shower with glass screen and door. Close coupled WC with wash hand basin. Tiled walls. Extractor fan. Recess lighting.

Mezzanine Area

20'10" x 12'10"

'L' shaped area with fitted storage cupboard. Glass balustrade. Recess lighting. Window overlooking Northernhay Gardens.



NOTES

Lease: 199 yrs from Jan 2006
Service Charge: £214.80 pm
Ground Rent: £10.00 pa
Share of Freehold
No Pets
(Correct as at March 2024)

Miscellaneous items

EPC: E
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

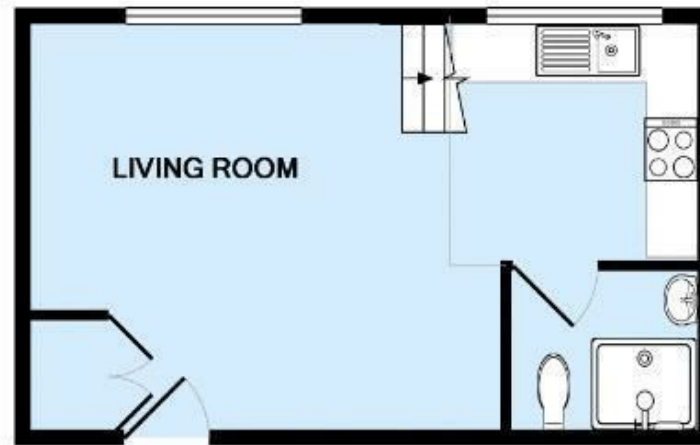
Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * 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

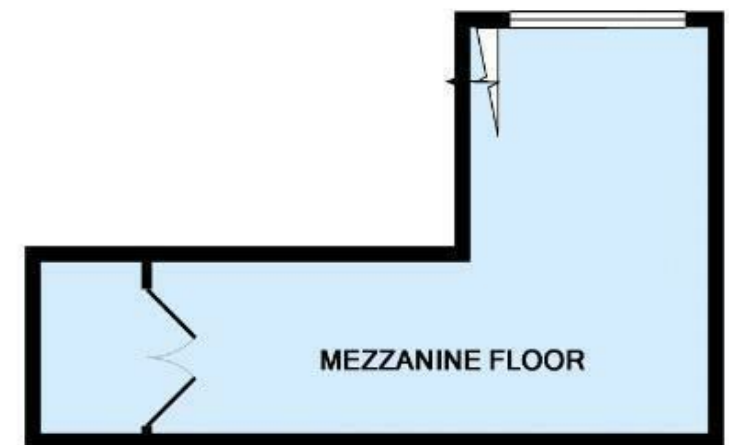
The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

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.



GROUND FLOOR



MEZZANINE FLOOR

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
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