

Flat 7, 21 Northernhay Street, Exeter, EX4 3EL



A well presented purpose built one bedroom apartment in a converted character property, centrally located in the City Centre, opposite Exeter Central Station and Rougemont Gardens. It is just a few minutes from the High Street and central shopping area, Exeter Cathedral and all the city centre attractions. St David's Rail station is within 10 minutes walk, as is the University. The accommodation briefly comprises a hallway, living / dining room, kitchen, double bedroom and a shower room. There is also a secure resident's bicycle store and secure refuse and recycling storage. The property can be purchased on a long lease with a share of the freehold. Viewing is highly recommended.

Offers in the Region of £175,000 Leasehold DCX02298

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The cathedral city of Exeter is a vibrant community and business hub with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines and Dartmoor, the city really does offer the best of urban and rural life. There are large well established employers such as Exeter University, The Meteorological Office, The Royal Devon and Exeter Hospital, SWComms, South West Water plus many established and growing businesses." Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Doors to the lounge, bedroom, shower room..

Lounge 17' 9" x 10' 0" (5.400m x 3.050m)

Twin front aspect window, television point, seating area and an opening through to the kitchen.



Kitchen 9' 10" x 6' 1" (3.000m x 1.860m)

Fitted range of eye and base level units, stainless steel sink and a single drainer, rolled edge work surfaces, integrated oven and hob with an extractor fan above.



Bedroom 13' 9" x 10' 10" (4.200m x 3.300m)

Front aspect window, built in double wardrobe with hanging space and shelving.



Shower Room

Three piece suite benefiting from a shower cubicle, low level WC, wash hand basin, extractor fan and electric heater.

Bike store/Bin Store

There is a secure gate to the side yard giving access to a secure bicycle store and refuse/recycling store room

Extra Information

The long leasehold interest and the share of the freehold are offered: to an investor purchaser with the current tenant in occupation or with vacant possession; or to an owner occupier with vacant possession on completion

Lease length: From 1st June 2004 until 31st May 2129.

Management charges: £120 per month which includes a sinking fund towards future expenditure.

Ground rent: NA

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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