

Flat 2, 32 Raleigh Road, St. Leonards Exeter, EX1 1TQ



A well presented first floor apartment with period features and high ceilings. Open plan living room/kitchen and two well proportioned bedrooms, with en-suite and additional shower room. Superb location, a stone's throw from the Magdalen Road shops and within easy walking distance of the City Centre. Gas central heating. No chain.

Asking Price £179,950 Leasehold DCX02157

Flat 2, 32 Raleigh Road, St. Leonards, Exeter, EX1 1TQ

The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. 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

Access via solid wood front door with door to the inner hallway. Opening through to the open plan lounge and kitchen.

Lounge/Kitchen 18' 1" x 13' 8" (5.52m x 4.17m)

Twin front aspect sash windows. Feature fireplace with marble surround and hearth. Coved ceiling. Television point. Kitchen fitted with a range of eye and base level units with stainless steel sink with mixer tap and drainer. Roll edge work surfaces. Part tiled walls. Electric cooker point. Part tiled walls. Plumbing for washing machine. Further appliance space. Wall mounted boiler. Thermostat control. Radiator.



Inner Hallway

With doors to bedrooms and shower room. Side aspect window. Loft access hatch. Radiator.



Bedroom Two 9' 1" x 7' 7" (2.78m x 2.30m)

Rear aspect sash window. Double wardrobe with hanging space and shelving. Radiator. Door to



En-suite Shower Room

With three piece white suite comprising fully enclosed shower cubicle. Low level WC. Wash hand basin. Part tiled walls. Extractor fan. Tiled flooring.

Shower Room

Three piece white suite comprising fully enclosed shower cubicle. Low level WC. Wash hand basin with mixer tap. Part tiled walls. Tiled flooring. Extractor fan.



Bedroom One 17' 5" x 9' 7" (5.32m x 2.93m)
Rear and side aspect windows. Recess fireplace.
Radiator.



Total floor area 54.3 m² (584 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Lease Information

963 years remaining
999 years from 1st November 1987
£30 per annum ground rent.

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.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

