

38 Horseguards, Exeter, EX4 4UU



A beautifully presented two bedroom ground floor apartment situated in a popular Horseguards development with a re-fitted bathroom and re-fitted kitchen, two double bedrooms, master with ensuite, family bathroom, spacious lounge, garage and off road parking. The property overlooks a play park and within easy access to the city centre and Exeter university. Currently rented out and ideal for investment. The property can be sold with the tenants in situ. No onward chain.

Offers in the region of £280,000 Leasehold DCX02412

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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 personal front door with doors to the lounge, bedroom one, bedroom two, bathroom. Storage cupboard, airing cupboard with water tank, telephone intercom system, cove ceiling and radiator.

Lounge 14' 9" x 11' 4" (4.494m x 3.449m)

Dual aspect sealed unit double glazed windows with views over the play park. Television point, telephone point, cove ceiling and radiator. Double doors lead through to the dining room.



Dining Room 8' 10" x 7' 3" (2.683m x 2.214m)

Side aspect sealed unit double glazed window. Wood laminate flooring, cove ceiling and radiator. Archway through to the kitchen.



Kitchen 8' 10" x 6' 8" (2.685m x 2.032m)

Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces, part tiled walls, integrated oven and hob with extractor fan above, integrated washing machine and further appliance space. Tiled flooring and radiator.



Bedroom One 11' 3" x 11' 6" (3.438m x 3.493m)

Front aspect sealed unit double glazed window with a view over the park. Television point, telephone point, radiator and door through to ensuite.



Ensuite

Front aspect frosted sealed unit double glazed window. Three piece suite comprising fully enclosed shower cubicle, low level WC, pedestal wash hand basin with mixer tap, part tiled walls and flooring, extractor fan, shaver point and radiator.



Bedroom Two 10' 5" x 8' 0" (3.163m x 2.441m)
Rear aspect double glazed window. Radiator.



Bathroom

Rear aspect frosted double glazed window. Three piece white suite comprising P shape bath with mixer tap and rain water shower above, low level WC, pedestal wash hand basin with mixer tap, tiled flooring, tiled walls, shaver point, extractor fan and radiator.



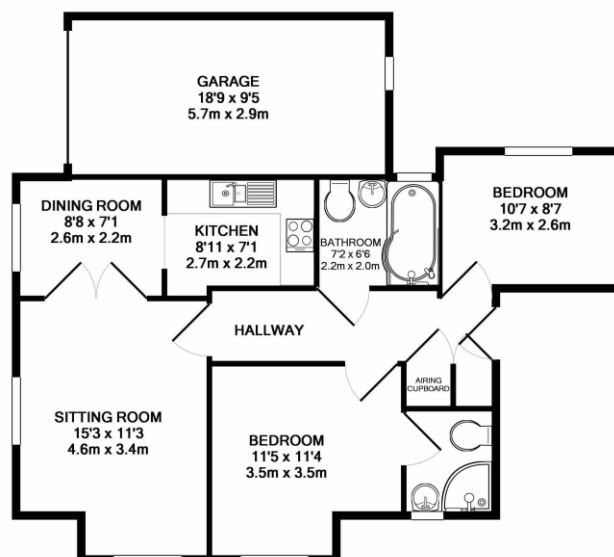
Garage

In a nearby block with metal up and over door.



Additional information

Off road parking for one vehicle.



TOTAL APPROX. FLOOR AREA 831 SQ.FT. (77.2 SQ.M.)

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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Lease Information

999 years from 1 May 1999

Lease Term Remaining 974 years

Monthly Service Charge: £1183 per annum.

Ground Rent: £80 Per annum

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.

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