

## 6 Heraldry Walk, Exeter, EX2 7QW



A well presented two bedroom first floor apartment situated within easy access of the M5 and City Centre and close to Digby and Sowton railway station with spacious accommodation comprising entrance hall, lounge, kitchen, two bedrooms and bathroom. Off road parking for one vehicle, three balconies. The property can be sold with tenant the in Situ.

**Asking Price £169,950   Leasehold   DCX02437**

# 6 Heraldry Walk, Exeter, EX2 7QW

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 doors to the lounge, bedroom one, bedroom two, kitchen and bathroom. Telephone intercom system and radiator.

### Lounge 14' 7" x 11' 10" (4.440m x 3.608m)

Front aspect uPVC double glazed doors leading to balcony, feature electric fireplace with wooden mantle, television point, telephone point and radiator.



### Kitchen 8' 7" x 9' 11" (2.619m x 3.016m)

Rear aspect uPVC double glazed window. 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, plumbing for washing machine, further appliance space.



### Bedroom One 10' 7" x 10' 4" (3.223m x 3.150m)

Front aspect uPVC double glazed French doors lead to balcony. Built in wardrobes with hanging space and shelving and radiator.



### Bedroom Two 10' 6" x 6' 7" (3.191m x 1.996m)

Rear aspect uPVC double glazed French doors lead to balcony. Storage cupboard housing wall mounted boiler and slatted shelving and radiator.



### Bathroom

Rear aspect frosted uPVC double glazed window. Three piece suite comprising panel enclosed bath, low level WC, pedestal wash hand basin, par tiled walls, extractor fan and radiator.



**Off road parking for one vehicle.**

**Lease information**

The Service Charges are: £1,184.30 to LSH Residential per annum.

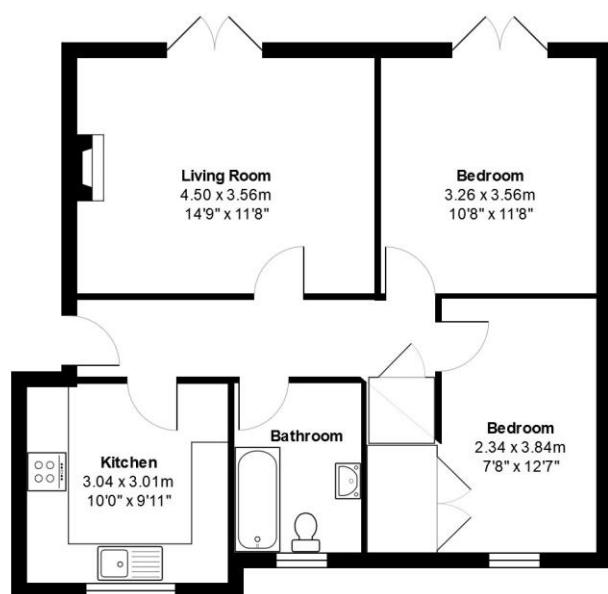
The Ground Rent is: £248.48 to E&M per annum.

Lease Start Date 27 Jun 2005

Lease End Date 01 Oct 2159

Lease Term 155 years from 1 October 2004

Lease Term Remaining 135 years



Total Area: 62.1 m<sup>2</sup> ... 668 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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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Cookleys 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.

