

## 3B Hampton Place, Alphington Street, Exeter, EX2 8AP



Situated in the heart of the city Cooksleys are proud to bring to the market a beautifully presented modernised first floor studio apartment occupying a fabulous position within close proximity to local amenities, quayside and Exeter city centre. Sitting room/bedroom. Inner hallway. Modern kitchen/breakfast room with double balcony to front aspect. Modern bathroom. Ideal first time buy/investment/student purchase. New lease extension. Viewing highly recommended.

**Offers in the Excess of £120,000    Leasehold    DCX02571**

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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:

### Lounge 14' 1" x 11' 7" (4.298m x 3.534m)

Access via solid wood front door. Rear aspect Sash window with fitted window shutters. Feature fireplace with wooden mantle and slate hearth. Fitted concealed pull down double bed. Television point, picture rail, cove ceiling and telephone point. Smoke alarm. Door through to inner hallway.



### Inner Hallway

With doors to the kitchen and bathroom. Understairs built in wardrobe/cupboard with light, fitted shelving and hanging rail. Picture rail, cove ceiling and electric wall mounted heater, Electric consumer unit. Smoke alarm.

### Kitchen 13' 4" x 6' 1" (4.063m x 1.842m)

Two front aspect glass panelled double opening French doors fitted with window shutters leading to two balconies. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Solid wood work surfaces. Electric cooker point, plumbing for washing machine, Space for upright fridge/freezer. Breakfast bar, cove ceiling.



### Bathroom

Recently re-fitted three piece suite comprising P shaped bath with Mira shower above and a glass shower screen, low level WC, pedestal wash hand basin with mixer tap and storage below. Tiled walls, extractor fan, spotlighting and heated towel rail.



### Lease Information

TENURE Leasehold. We have been advised that a lease term of 161 years was granted in 1987. GROUND RENT £100 per annum. SERVICE CHARGE £800.00 per annum

### Material Information

Construction Type: Brick Mains: - Water, drainage, electric Heating: Electric Heating Mobile: Indoors: Three limited, EE, O2 and Vodafone likely - Outdoors - EE, Three, O2 and Vodafone likely Broadband: Standard , Superfast & Ultrafast available. Flood Risk: River & sea - Low risk, Surface water - Medium Risk Mining: No risk from mining Council Tax: Band A

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.

Cook'sleys 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 performance certificate (EPC)

**!** This certificate has expired.

3b, Hampden Place Alphington Street EXETER EX2 8AP	Energy rating <b>F</b>	This certificate expired on: 22 November 2021
		Certificate number: 8129-6529-9759-7372-5922

Property type	Mid-floor flat
Total floor area	29 square metres

## Rules on letting this property

**!** You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

## Energy rating and score

This property's energy rating is F. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		62 <b>D</b>
39-54	<b>E</b>		
21-38	<b>F</b>	30 <b>F</b>	