

## 5 Melbourne Court, Melbourne Street, St Leonards, Exeter, EX2 4BX



Cooksleys are proud to bring to the market this two bedroom apartment with an allocated parking space situated in St Leonards. Positioned close the city centre and within walking distance to the Quay. The accommodation benefits from an entrance hall lounge, kitchen, two bedrooms, bathroom, parking space and no onward chain. Viewing is highly recommended.

**Offers in the Region of £170,000    Leasehold    DCX02597**

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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:

### Communal Entrance

Communal front door leading to stairs up to first floor. Wooden door leading to Flat 5.

### Entrance Hallway

Doors to the lounge, bedroom one, bedroom two, bathroom, Entry phone. Two storage cupboards, one housing hot water cylinder with shelving and one for storage. Telephone point. Night storage heater. Door to:

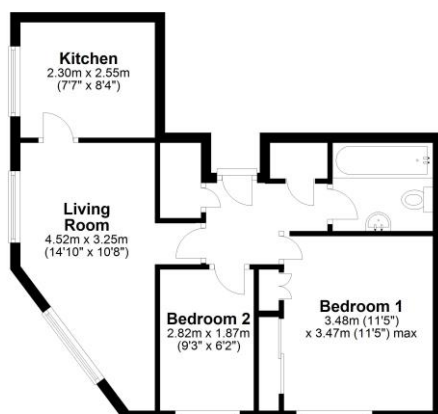
### Lounge 15' 10" x 13' 7" (4.83m x 4.13m)

Two large front aspect double glazed windows. Television points, Night storage heaters. Door through to:



### First Floor Flat

Approx. 47.5 sq. metres (511.3 sq. feet)



This plan is for guidance only and not to be relied upon. Measurements are approximate.  
Plan produced using PlanUp.

### Kitchen 8' 5" x 7' 7" (2.56m x 2.31m)

Front aspect wooden window to front elevation. Good range of wall and base units with built in electric cooker and hob with extractor fan above. Stainless steel sink and drainer with chrome mixer taps. Washing machine. Fridge. Tiled flooring.



### Bedroom One 11' 5" x 9' 0" (3.47m x 2.75m)

Side aspect wooden window. Built in double wardrobe with hanging rail and shelving. Single wardrobe with hanging rail and shelving. Electric panel heater.



### Bedroom Two 9' 5" x 6' 1" (2.86m x 1.86m)

Side aspect wooden window, electric panel heater.



## Bathroom

Three piece suite benefiting from a paneled bath with a hand held shower above, Low level WC. Pedestal wash hand basin. Extractor fan. Electric heater.



## Allocated Parking

To the side of the building is a car park with an allocated space.

## Lease information

Service charge is twice yearly and last bill was £1,131.76 Total £2,264 Ground rent is twice yearly and that is £105.62 Total £211 Lease Start Date 07 Oct 1993 Lease End Date 25 Mar 2988 Lease Term 999 years from 25 March 1989 Lease Term Remaining 963 years

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 performance certificate (EPC)

Flat 5 Melbourne Court Melbourne Street EXETER EX2 4BX	Energy rating <b>C</b>	Valid until: <b>26 June 2029</b>
		Certificate number: <b>8408-8264-1929-0926-9613</b>

Property type	Mid-floor flat
Total floor area	46 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

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).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82 <b>B</b>
69-80	<b>C</b>	80 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.