

61 Marcus House, New North Road, Exeter, EX4 4HF



Cooksleys are delighted to bring to the market this ideal first time buyer or investment opportunity in the heart of the City on New North Road, Exeter. This 3rd floor studio apartment consists of an open plan living - kitchen area, living room/bedroom, shower room and private south west facing balcony. Situated in the City Centre and ideally placed for local shops, restaurants and pubs as well as Exeter Central Station, Exeter College and Exeter University. No onward Chain

Offers in the Region of £110,000 Leasehold DCX02716

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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

Accessed via solid wood front door. With doors to shower room, storage cupboard and further built in wardrobe. Telephone intercom point. Telephone point. Access through to open plan kitchen, lounge and bedroom.

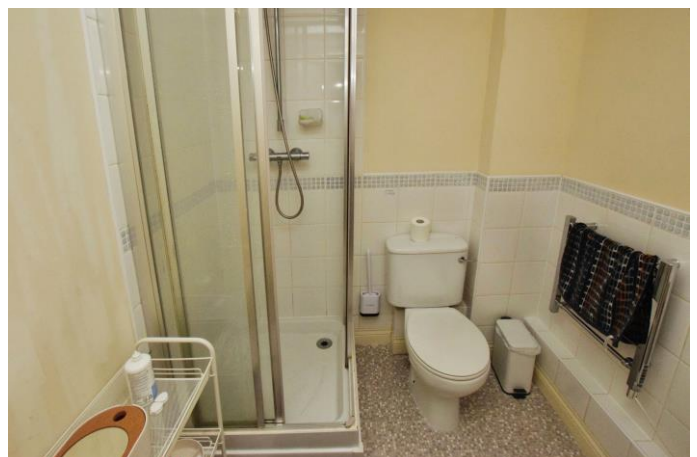
Kitchen/Lounge/Bedroom 16' 11" x 13' 10" (5.162m x 4.213m)

Side aspect uPVC double glazed window. uPVC double glazed door leads to the balcony. Seating area. Television intercom point. Two electric wall mounted heaters. Kitchen with 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. Metal balcony with views.



Shower Room

Three piece suite benefiting from a fully enclosed shower cubicle, low level WC, wash hand basin, extractor fan.



Lease Information

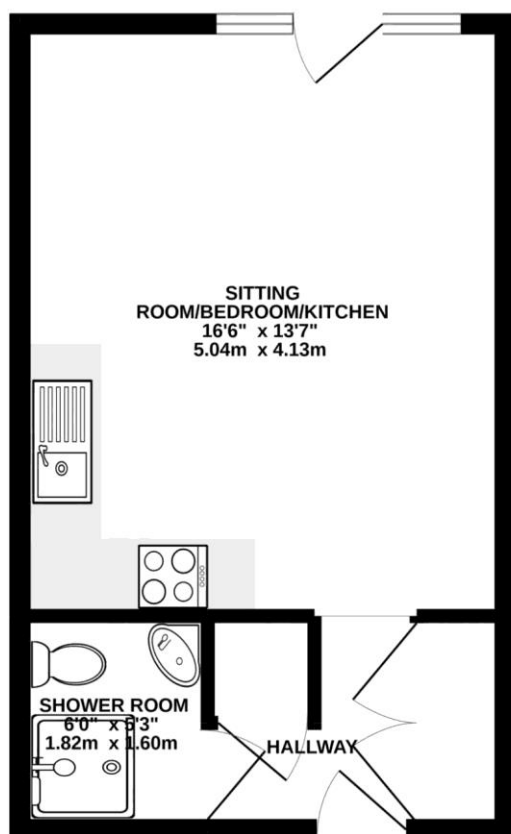
Annual Ground Rent Approximate - £238.92

Annual Service Charge Approximate - £ 1,484.04

Lease Length: 125 years from 01.01.2005

Council Tax: Band A

GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 305 sq.ft. (28.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.

