

Flat 4 Papermaker House, Exe Street, Exeter, EX4 3DX



An opportunity to acquire a fabulous purpose built first floor apartment. Occupying a highly convenient delightful position close to Exeter city centre, riverside walks and St Davids mainline railway station. Presented in superb decorative order throughout. Reception hall. Spacious open plan lounge/dining room with modern kitchen. Good size double bedroom. Modern shower room. Triple glazed windows. Underfloor heating. Communal garden. Pleasant outlook and views over neighbouring area. Ideal first time buy/investment purchase. No chain. Viewing highly recommended.

Offers in the Region of £160,000 Leasehold DCX02737

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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

With doors to the lounge/ kitchen, shower room, bedroom one and large storage cupboard. Telephone intercom system.

Lounge/ Kitchen 16' 9" x 15' 6" (5.118m x 4.720m)

Front aspect double glazed window with view over church yard. Television point. Telephone Point. Seating area. Kitchen area: Fitted range of eye and base level units with stainless steel sink and single drainer. Roll edge work surfaces. Gas cooker point. Further appliance space. Under floor heating.



Bedroom 14' 7" x 9' 2" (4.451m x 2.799m)

Rear aspect double glazed window. Under floor heating.



Shower Room

Three piece white suite comprising fully enclosed shower cubicle, low level WC and pedestal wash hand basin. Tiled walls. Under floor heating.



Communal Grounds

Access gained via second floor communal landing with door providing access to good size rear communal garden with drying areas.



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.



Leasehold information

Lease Length: 115 Years left

Service charge: Approximately £675 yearly (Note excludes an exceptional supplementary £500 charge levied in 25 and 26 for repainting).

Ground rent: £10 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.

