

11 Southgate Court, Holloway Street, Exeter, EX2 4JL



In need of modernisation, this two bedroom, first floor apartment, situated in a popular St Leonards location, is within easy walking distance of Exeter City Centre, the quay, and the train station. Accommodation comprising of entrance hall, lounge, kitchen, two bedrooms, wet room, garage and communal gardens.

Offers in the Region of £150,000 Leasehold DCX02793

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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

Access via solid wood front door with doors to bedroom one, bedroom two, lounge, wet room, airing cupboard housing foam dipped water tank and electric night storage heater.

Lounge 15' 1" x 11' 1" (4.598m x 3.371m)

Rear aspect UPVC double glazed window with view of the communal gardens. Television point, telephone point, electric wall mounted heater, and archway through to the kitchen.



Kitchen 11' 10" x 5' 4" (3.612m x 1.618m)

Side aspect UPVC double-glazed window, fitted range of base level units with stainless steel sink with mix tap and single drainer. Work surfaces with part-tiles walls, electric cooker points, plumbing for washing machine and further appliance space.



Bedroom One 10' 10" x 9' 1" (3.297m x 2.771m)

Side aspect UPVC double-glazed window, fitted range of floor to ceiling wardrobe with hanging space and shelving. Also further storage cupboards and electric night storage heater.



Bedroom Two 7' 9" x 6' 3" (2.362m x 1.897m)

Side aspect UPVC double-glazed window.



Wet Room

Three piece suite comprising of shower, low level WC and washing hand basin, with part tiled walls, extractor fan, electric wall-mounted heater.



Garage

Located in nearby block with a metal up and over door.

Lease Information

Lease Length 85 Years

Service Charge £1566 per Year

Ground rent £10 per Year



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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Cookseleys 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.

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Energy performance certificate (EPC)

Flat 11 Southgate Court Holloway Street EXETER EX2 4JL	Energy rating	Valid until:	6 August 2035
	B	Certificate number:	0330-2156-4580-2405-0361

Property type	Mid-floor flat
Total floor area	45 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 B. It has the potential to be B.

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