

Flat 7, 21 Northernhay Street, Exeter, EX4 3EL



A well presented purpose built one bedroom apartment in a converted character property, centrally located in the City Centre, opposite Exeter Central Station and Rougemont Gardens. It is just a few minutes from the High Street and central shopping area, Exeter Cathedral and all the city centre attractions. St David's Rail station is within 10 minutes walk, as is the University. The accommodation briefly comprises a hallway, living / dining room, kitchen, double bedroom and a shower room. There is also a secure resident's bicycle store and secure refuse and recycling storage. The property can be purchased on a long lease with a share of the freehold. Viewing is highly recommended.

Offers in the Region of £159,950 Leasehold DCX02298

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The cathedral city of Exeter is a vibrant community and business hub with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines and Dartmoor, the city really does offer the best of urban and rural life. There are large well established employers such as Exeter University, The Meteorological Office, The Royal Devon and Exeter Hospital, SWComms, South West Water plus many established and growing businesses." 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

Doors to the lounge, bedroom, shower room..

Lounge 17' 9" x 10' 0" (5.400m x 3.050m)

Twin front aspect window, television point, seating area and an opening through to the kitchen.



Kitchen 9' 10" x 6' 1" (3.000m x 1.860m)

Fitted range of eye and base level units, stainless steel sink and a single drainer, rolled edge work surfaces, integrated oven and hob with an extractor fan above.



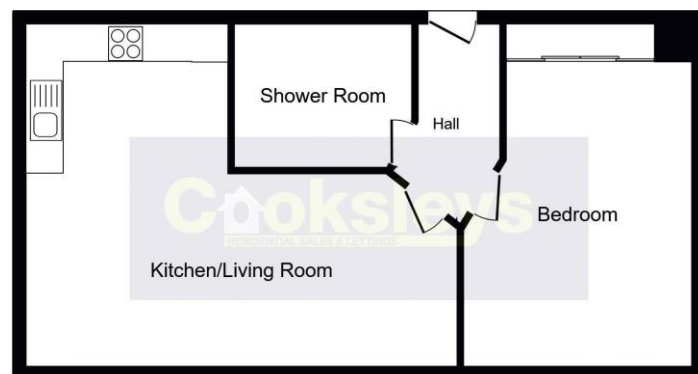
Bedroom 13' 9" x 10' 10" (4.200m x 3.300m)

Front aspect window, built in double wardrobe with hanging space and shelving.



Shower Room

Three piece suite benefiting from a shower cubicle, low level WC, wash hand basin, extractor fan and electric heater.



Floor Plan

Bike store/Bin Store

There is a secure gate to the side yard giving access to a secure bicycle store and refuse/recycling store room

Extra Information

The long leasehold interest and the share of the freehold are offered: to an investor purchaser with the current tenant in occupation or with vacant possession; or to an owner occupier with vacant possession on completion

Lease length: From 1st June 2004 until 31st May 2129.

Management charges: £120 per month which includes a sinking fund towards future expenditure.

Ground rent: NA

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



Apartment 7, Central House, 21 Northernhay Street, EXETER, EX4 3ER

Dwelling type: Mid-floor flat
 Date of assessment: 29 May 2019
 Date of certificate: 30 May 2019
 Reference number: 0155-2881-6355-9821-1235
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 43 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 954
Over 3 years you could save	£ 309

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 123 over 3 years	£ 126 over 3 years	
Heating	£ 399 over 3 years	£ 156 over 3 years	
Hot Water	£ 432 over 3 years	£ 363 over 3 years	
Totals	£ 954	£ 645	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating		
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	Current 81	Potential 87
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.		

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Draught proofing	£80 - £120	£ 42
2 Heat recovery system for mixer showers	£585 - £725	£ 69
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 198