

Flat 5, 44 King Street, Exeter, EX1 1AT



First time buyer opportunity or investment. This one bedroom second floor flat situated in the heart of the city centre benefits from having a modern kitchen with appliances and is within walking distance of the historic quay and city centre whilst being on a bus route. The accommodation comprises entrance hall, lounge, kitchen, master bedroom, shower room and gas central heating.

Offers in the Region of £137,500 Leasehold DCX02836

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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

Communal Entrance Hall leads to turning stair case to first floor landing with personal door to flat number 5.

Inner Hallway

Dado rail, telephone intercom system, storage cupboard, radiator, coved ceiling, wood laminate flooring. Doors to Living Room, Bedroom and Bathroom.

Lounge 11' 2" x 10' 7" (3.392m x 3.235m)

Side aspect sash window, wooden laminate flooring, TV and Telephone points, coved ceiling, thermostat control point, radiator, door through to the Kitchen.



Floor area 31.0 sq. m. (334 sq. ft.) approx

Kitchen 8' 10" x 5' 5" (2.691m x 1.659m)

Front aspect sash window, fitted range of eye and base level units, rolled edge work surface, stainless steel sink with single drainer, part tiled walls, integrated oven and hob with overhead extractor fan, washing machine, fridge/freezer, coved ceiling.



Bedroom 10' 7" x 9' 7" (3.220m x 2.910m)

Front aspect sash window, built in double wardrobe with hanging space and shelving, coved ceiling, TV point, radiator.



Total floor area 31.0 sq. m. (334 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Shower Room

Three piece suite comprising, fully enclosed shower cubicle with Gainsborough shower above, low level WC, pedestal hand wash basin, part tiled walls, coved ceiling, shaver point, extractor fan, radiator.



Lease information

Lease 125 years from 2003 Service charge £800.93 for this year. Ground rent £25 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.

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Cooksales 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 5 St. Johns House 44 King Street EXETER EX1 1AT	Energy rating D	Valid until:	25 March 2030
		Certificate number:	8003-8257-8022-4326-6703

Property type

Top-floor flat

Total floor area

31 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 D. It has the potential to be D.

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