

Flat 1, 205 Topsham Road, Exeter, EX2 6AN



Cooksleys are proud to bring to the market a two bedroom apartment situated with good access in and out of the City. The accommodation benefits from an entrance hall, spacious lounge, kitchen, two double bedrooms, bathroom, communal grounds and off road parking. Can be sold with tenants in situ. Viewing is highly recommended.

Offers in the Region of £180,000
DCX02735

Share of Freehold

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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 part frosted front door. Doors to the lounge, kitchen, bedroom one, bedroom two, bathroom and storage cupboard. Radiator.

Lounge 15' 11" x 11' 11" (4.852m x 3.643m)

Front and rear aspect Sash windows. Television point. Telephone intercom system. Radiator.



Kitchen 11' 10" x 8' 11" (3.605m x 2.713m)

Rear aspect Sash window. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Gas cooker point. Plumbing for washing machine. Plumbing for dishwasher. Wall mounted boiler. Seating area. Radiator.



Bedroom One 11' 3" x 10' 11" (3.426m x 3.334m)

Front aspect Sash window. Twin built in storage cupboards. Television point. Wash hand basin with tiled splashback. Radiator.



Bedroom Two 11' 11" x 9' 10" (3.628m x 3.007m)

Rear aspect Sash window. Built in wardrobe. Wash hand basin with tiled splashback. Radiator.



Bathroom

Three piece white suite comprising panel enclosed bath with mixer tap and handheld shower above, low level WC, pedestal wash hand basin with mixer tap. Shaver point. Part tiled walls. Heated towel rail.



Off road parking space for one vehicle.



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.

Communal Grounds



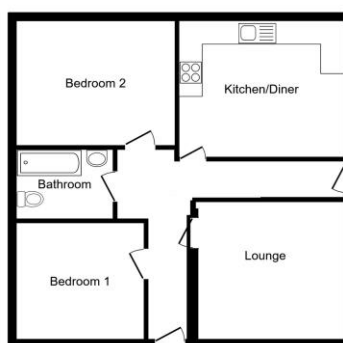
Lease information

Lease Length: 960 years left of a 999 year lease.

Service Charge: £500 per annum Approximately

Ground Rent: £100 per year increasing to £200 in 10 years Approximately.

Please note you will become a freeholder of 25% of the building.



Floor Plan
Floor area 69.0 sq.m. (742 sq.ft.)

Total floor area: 69.0 sq.m. (742 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (excluding any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.property.co.uk

