

## Flat 1, 37 Haldon Road, Exeter, EX4 4DZ



A fantastic opportunity to acquire a spacious top floor flat in the city centre with stunning river views and no onward chain. The property is ideal for first time buyers, investors or anyone that wants to be close to the city centre and everything it has to offer. The property has a large lounge giving those wonderful views, kitchen, two double bedrooms and bathroom. Viewing is highly recommended.

**Asking Price £165,000    Leasehold    DCX02847**

# Flat 1, 37 Haldon Road, Exeter, EX4 4DZ

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 a solid wood front door, doors to the lounge, bedroom one, bedroom two, bathroom. Telephone intercom point, radiator.

### Lounge 16' 9" x 10' 2" (5.111m x 3.097m)

Rear aspect window with a stunning view over the River, television point, telephone point, radiator, access to the kitchen.



### Kitchen 7' 1" x 6' 2" (2.161m x 1.871m)

Side aspect uPVC double glazed window, fitted range of eye and base level units, stainless steel sink, roll edged work surfaces, electric cooker point, plumbing for a washing machine.



### Bedroom One 15' 8" x 13' 10" (4.771m x 4.221m)

Front aspect uPVC double glazed window, fitted wardrobe with a wall mounted boiler, radiator.





## Bedroom Two 11' 4" x 11' 9" (3.460m x 3.591m)

Side aspect uPVC double glazed window, radiator.



## Bathroom

Three piece suite benefiting from a panel enclosed bath, with a mixer tap and hand held shower above, low level WC, wash hand basin, part tiled walls, extractor fan and a heated towel rail.



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.

## Lease information

Lease Length 991 years left  
Service charge £360 per annum  
Ground rent NA

Cookleys 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.



Floor Plan

