

## 19 Victoria Court, Flowerpot Lane, Exeter, EX4 1EA



Situated in a popular river side location within easy access of the City Centre, this luxury one bedroom ground floor apartment is offered for sale as an ideal first time buy or investment opportunity. With accommodation comprising lounge, kitchen, bedroom, bathroom, balcony with views over the river, off road parking for one vehicle plus visitor spaces.

**Offers in the Region of £169,95000      Leasehold  
DCX02691**



## THE ACCOMMODATION COMPRISES:

### Lounge

Accessed via solid wood front door. Front aspect uPVC double glazed French doors leading out to the decked balcony. Front aspect uPVC double glazed windows with views over the river. Security intercom system, Television point. Telephone point. Radiator. Door through to inner hallway. Opening through to kitchen.



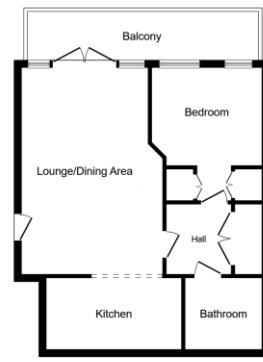
### Kitchen

Fitted range of eye and base level units with stainless steel sink and a half with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Integrated double oven and hob with extractor fan above. Integrated fridge and freezer. Integrated dishwasher. Plumbing for washing machine. Wall mounted boiler. Tile flooring.



### Inner Hallway

With doors to the bedroom and bathroom. Storage cupboard.



This floor plan is for illustrative purposes only. It is not drawn to scale. Key measurements, floor areas (including any total floor area), openings and orientations are approximate only and may only be relevant 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.Propertybase.co.uk

## Bedroom

Twin front aspect uPVC double glazed windows. Twin built in wardrobes with hanging space and shelving. Television point. Radiator.



## Bathroom

Three piece white suite comprising panel enclosed bath with mixer tap and handheld shower above. Low level WC. Wash hand basin with mixer tap and storage below. Tiled walls. Extractor fan. Heated towel rail.



## Parking

Allocated parking space within the gated entrance. The property also has visitor spaces.

## Lease information

Ground Rent £200 per year  
Service charge £119.20 per month.  
Lease length 125 Years from 2006.

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.

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# Energy performance certificate (EPC)

Flat 19 Victoria Court Flowerpot Lane EXETER EX4 1EA	Energy rating <b>C</b>	Valid until: <b>18 January 2026</b>
		Certificate number: <b>0642-2811-7093-9796-6365</b>

**Property type** Ground-floor flat

**Total floor area** 51 square metres

## Rules on letting this property

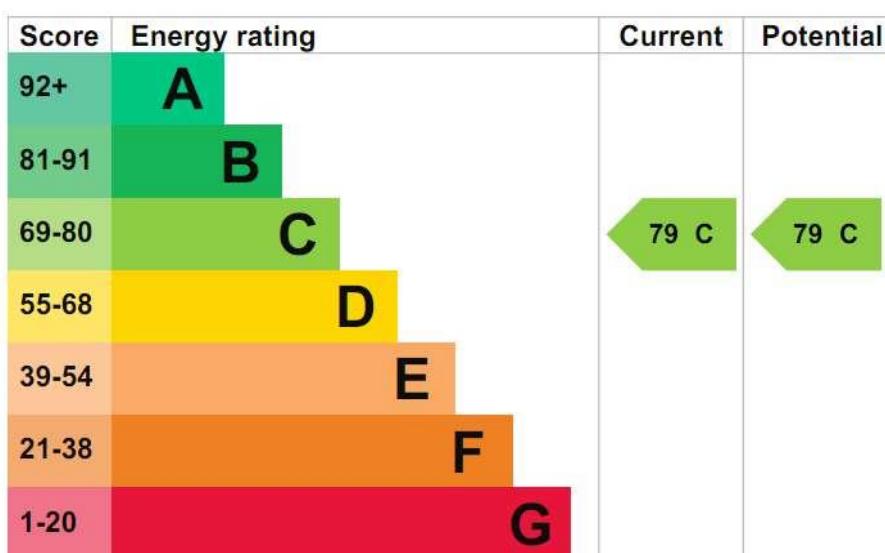
Properties can be let if they have an energy rating from A to E.

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>).

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.