

## 4b Hampden Place, Alphington Street, Exeter, EX2 8AP



A beautifully presented one bedroom apartments situated in the City Centre. Ideal investment opportunity with accommodation comprising entrance hall, open plan lounge/kitchen, one double bedroom, modern bathroom, balconies.

**Asking Price £90,000    Leasehold    DCX02543**

# 4b Hampden Place, Alphington Street, , Exeter, EX2 8AP

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

Access via solid wood front door. Door to Lounge and bedroom. Shelving.

### Open Plan Lounge/ Kitchen 12' 9" x 12' 3" (3.875m x 3.740m)

Twin front aspect doors leading out to the balcony. Television point, telephone point, cove ceiling. Kitchen area with 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. Integrated oven and hob with extractor fan above, plumbing for washing machine and further appliance space.



### Bedroom 10' 2" x 8' 10" (3.108m x 2.695m)

Rear aspect Sash window. Built in wardrobes with hanging space and shelving. Television point and wall mounted heater. Access through to the bathroom.



### Bathroom 6' 6" x 7' 1" (1.970m x 2.159m)

Rear aspect frosted window. Modern three piece suite with P-shaped bath with mixer tap and Bristan shower above. Low level WC, wash hand basin with mixer tap and storage below. Part tiled walls. Heated towel rail.



## Additional information

Lease 99 years from 1 January 1987

Ground rent £100 per annum

Service charge approx. £1,600 per annum



Floor Plan

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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