

Flat 13 Cleveland Court, Exeter, EX1 2JP

£65,000 Leasehold

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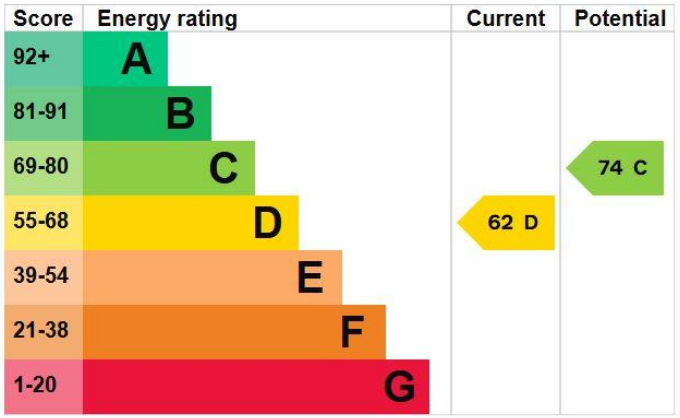
Cleveland Court, Grosvenor Place

1 Bedroom, 1 Bathroom

£65,000

- Quiet Location
- Retirement Property
- One Bedroom
- Ground Floor
- Communal Gardens
- Communal areas
- Large Lounge









DESCRIPTION A ground floor flat offered for sale in good condition situated within this small retirement complex located in a highly convenient position close to Belmont Park and Exeter city centre. Reception hall. Double bedroom. Spacious shower room. Lounge/dining room open plan to kitchen. Access to communal garden from lounge/dining room. uPVC double glazing (installed 2016). Updated electric central heating radiators (installed 2016). Beautifully kept and well maintained communal gardens and grounds. Extended leasehold. Viewing highly recommended.

COMMUNAL HALLWAY Part frosted door leading to communal courtyard. Stairs to the communal lounge. Private obscure double glazed front door leads to:

LOUNGE 13' 5" x 9' 8" (4.11m x 2.95m) Rear aspect uPVC double glazed door providing access and outlook to communal garden. Twin rear aspect uPVC double glazed windows. Television aerial point. Two electric radiators Open plan to:

KITCHEN 9' 8" x 7' 6" (2.95m x 2.29m) Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with decorative tiled splashbacks. Fitted electric oven. Four ring electric hob with filter/extractor hood over. Marble effect roll edge work surfaces with decorative tiled splashback. Fitted electric oven. Four ring electric hob with filter/extractor hood over. Single drainer sink unit with modern style mixer tap and single drainer. Washing machine (included in sale). Fridge and separate freezer (included in sale). uPVC double glazed window to front aspect with outlook over communal courtyard garden.

BEDROOM 12' 7" x 8' 2" (3.86m x 2.49m) Rear aspect uPVC double glazed window with view over the communal garden. Built in double wardrobe providing hanging space and shelving. Electric radiator.

WET ROOM 8' 5" x 8' 2" (2.59m x 2.49m) A spacious shower/wet room comprising low level WC. Wash hand basin. Part tiled walls. Fitted electric shower unit. Extractor fan. Electric wall heater. Heated ladder towel rail. Deep storage cupboard with fitted shelving. Obscure uPVC double glazed window to front aspect.

OUTSIDE The property benefits from the well kept and maintained communal gardens and grounds. Guest suite. Communal lounge.





LEASE INFORMATION TENURE

LEASEHOLD. A lease term of 161 was granted in 2018.

MAINTENANCE/SERVICE CHARGE

We have been advised that the current charge is £240 per month

GROUND RENT

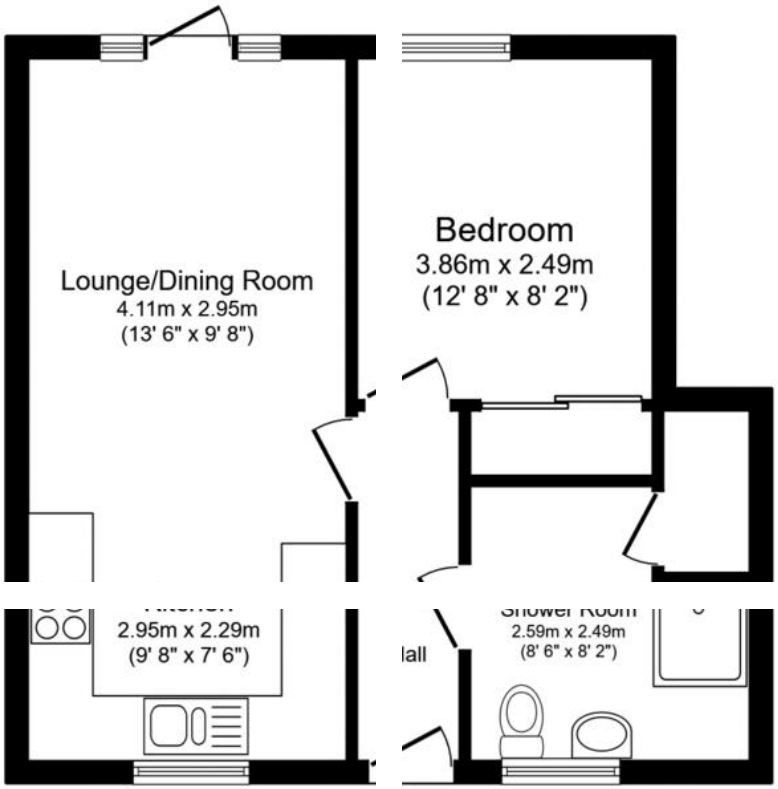
We have been advised that the current charge is £50 per annum











Floo Plan

Total floor area: 43.0 sq.m. (462 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including a approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of a omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

:otal floor area), openings and orientations are greement. No liability is taken for any error,

Martin & Co Exeter

82 South Street ● ● Exeter ● EX1 1EQ

T: ● E:

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the ti documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separat egotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any rmation given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small rgin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to ol n verification from their Solicitor or Surveyor.

The Property Ombudsman