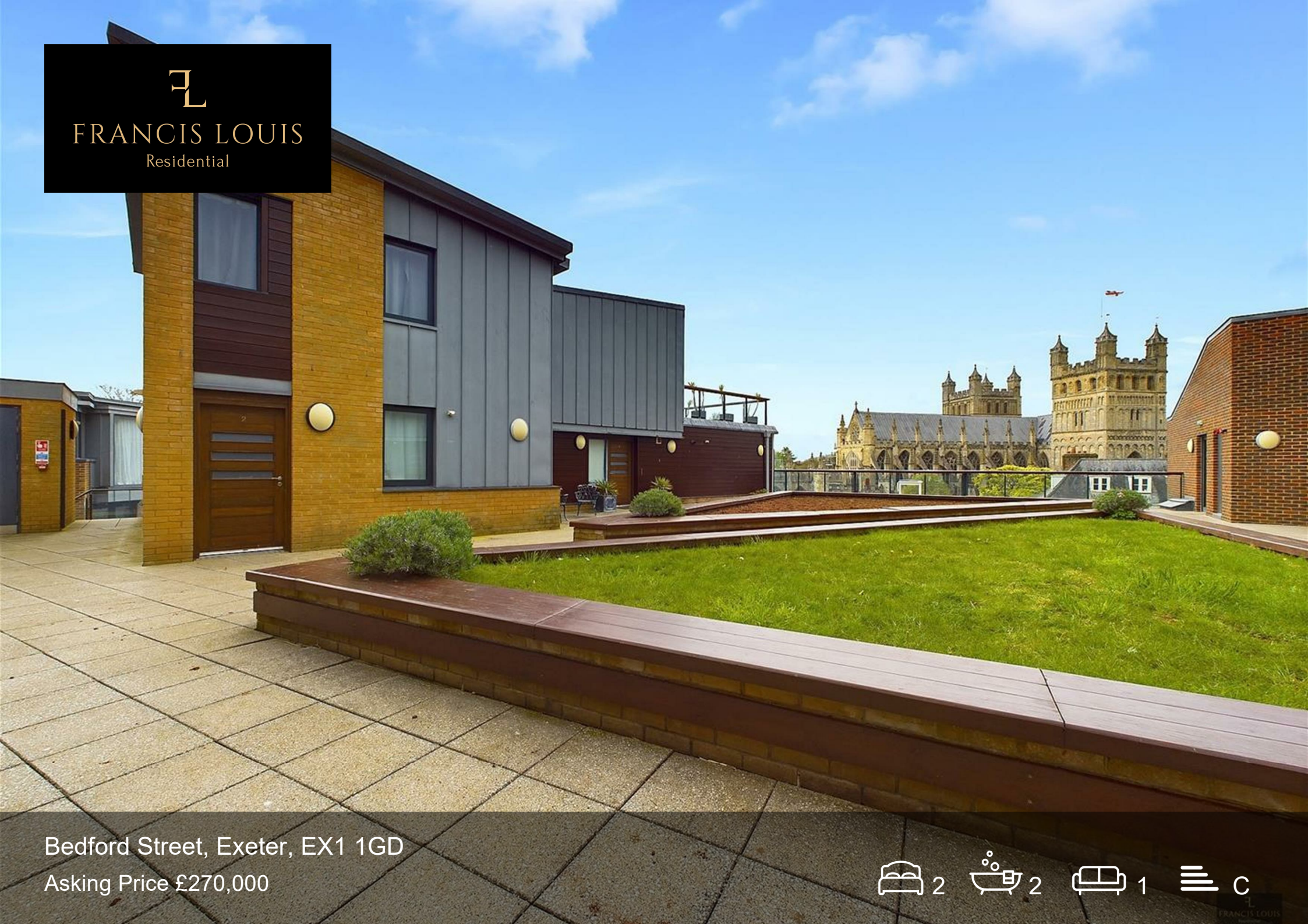
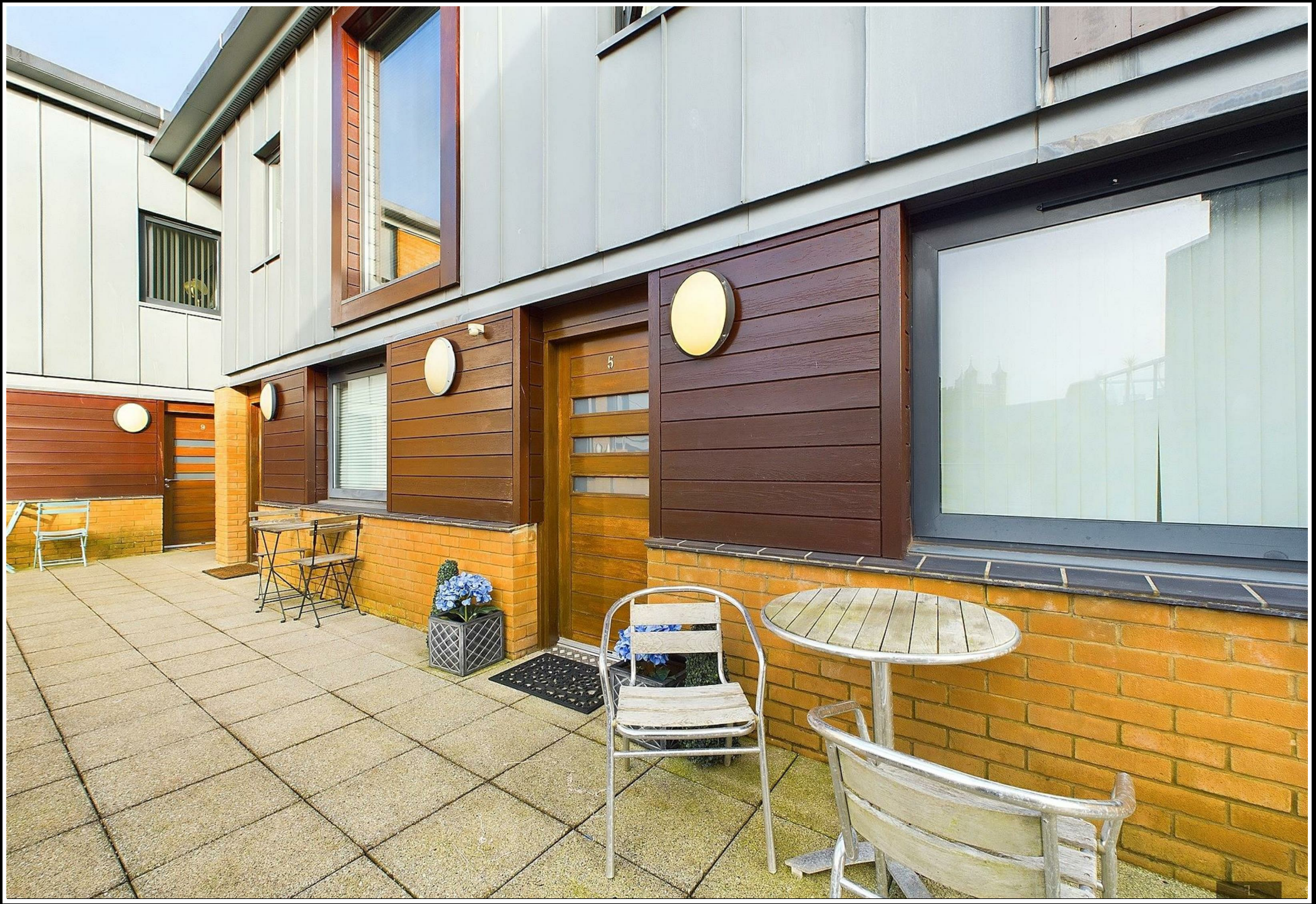


FRANCIS LOUIS
Residential

Bedford Street, Exeter, EX1 1GD

Asking Price £270,000

2 2 1 C


5

Bedford Street

Exeter, EX1 1GD

- MODERN 2 BED FLAT IN CENTRAL EXETER
- LET FOR 26/27
- ICONIC VIEWS OF THE CATHEDRAL
- EPC: C

Modern 2-Bedroom Flat in Central Exeter INVESTORS ONLY
Prime Location: Situated in the heart of Central Exeter, offering unparalleled convenience and breath-taking views of the iconic cathedral.

Key Features:

-Modern Condition: The flat has been beautifully maintained to provide a contemporary and comfortable living space.

-Spacious Living Areas: A large lounge filled with natural light, perfect for relaxing or entertaining guests.

-Well-Equipped Kitchen: A generously sized kitchen complete with modern appliances and a stylish breakfast bar, ideal for casual dining.

Bedrooms:

-Master Bedroom: Features a private ensuite for added luxury and convenience.

-Second Bedroom: Spacious and versatile, suitable as a guest room, home office, or personal retreat.

Asking Price £270,000

Lease
The lease runs to 31st July 2207.
Ground rent: £100/year
Service charge: £4372.04/year

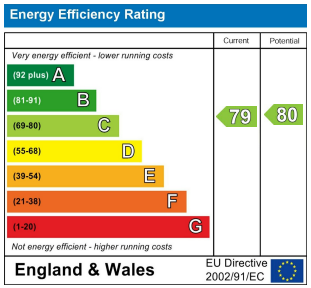
Agents Notes
These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, sellor(s) or lessor(s) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by

inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.

Floor Plans

Location Map

Energy Performance Graph



Viewing

Please contact our Francis Louis Sales Office on 01392 243077
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Lower Ground Floor, 70 South Street, Exeter, Devon, EX1 1EG
Tel: 01392 243077 Email: info@francislouis.co.uk https://www.francislouis.co.uk