



FRANCIS LOUIS  
Residential



17 Bartholomew Street East, Exeter, EX4 3BG

Price Guide £325,000





# 17 Bartholomew Street East

Exeter, EX4 3BG

- Close to city centre and university
- Two double bedrooms with built-in wardrobes
- Secure cycle storage area
- Balcony with far reaching views of Exeter
- Wi-Fi and cleaning
- High Spec appliances
- Secure video-cam entry system

Guide Price £325,000 to £350,000 - A stunning 2 double bedroom top floor apartment that is situated in a popular City location. The property benefits from an open/plan lounge/kitchen/dining room, a bathroom and from an enclosed balcony. The property is currently let out with an income of £22,500 per year. However the property can be sold with sitting tenants or with vacant possession.



## Agents Notes

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Lease

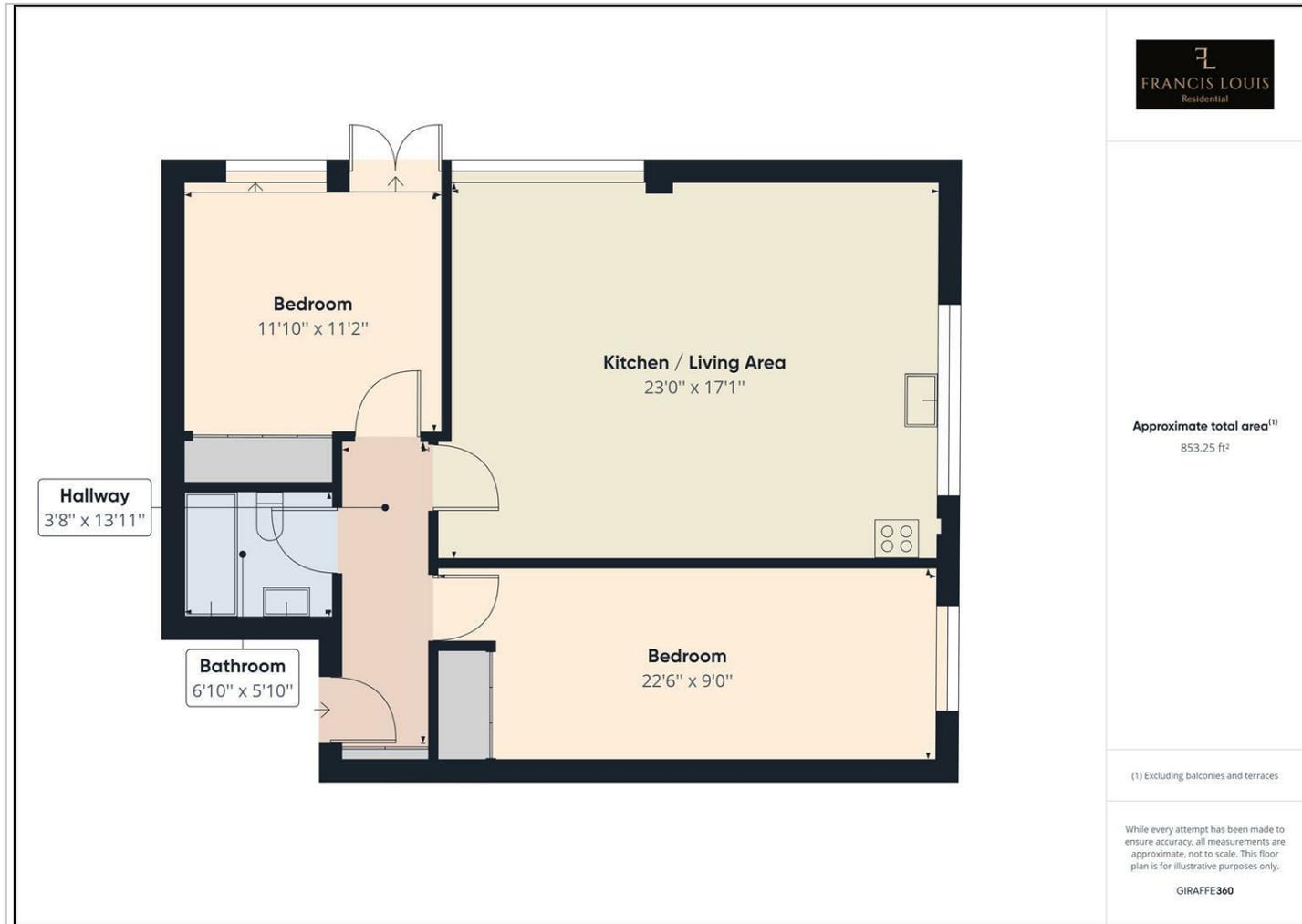




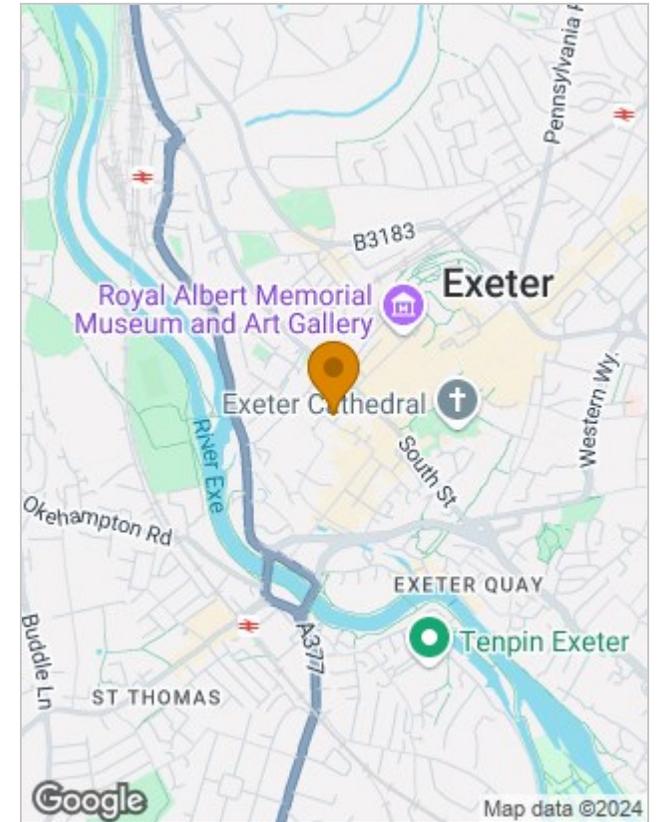
There are 119 years remaining on the lease. The service charges are circa £82 a month and ground rent £250 per year.



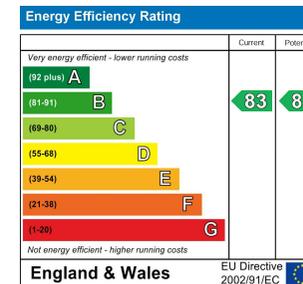
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Francis Louis Student 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.