



Flat 1, 63-64 Magdalen Street, Exeter

Exeter

In Excess of £180,000



## Flat 1

63-64 Magdalen Street, Exeter

Stylish one-bedroom city-centre apartment set within a character building, offering modern living with excellent access to Exeter's shops, restaurants, and transport links. A guide price of £180,000 - £185,000

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- City Centre Location
- One Bedroom Apartment
- Well-presented throughout
- Modern kitchen and bathroom
- Set within a character building
- Close to Shops, Cafes and Restaurants
- Excellent access to transport links
- Ideal for Professionals and Investors
- 976 Year Lease
- White goods to be included with sale (Washing machine, fridge freezer and tumble dryer in cupboard on opposite side behind plant)





### **Lounge / Diner / Kitchen**

23' 0" x 16' 2" (7.02m x 4.93m)

Open plan Lounge, Diner and Kitchen area. Modern and Spacious. Kitchen features integrated fridge freezer, built in oven and gas hobs. Access to communal courtyard at rear of property.

### **Bedroom**

15' 1" x 13' 0" (4.61m x 3.95m)

Large Bedroom with Walk in wardrobe and period window.

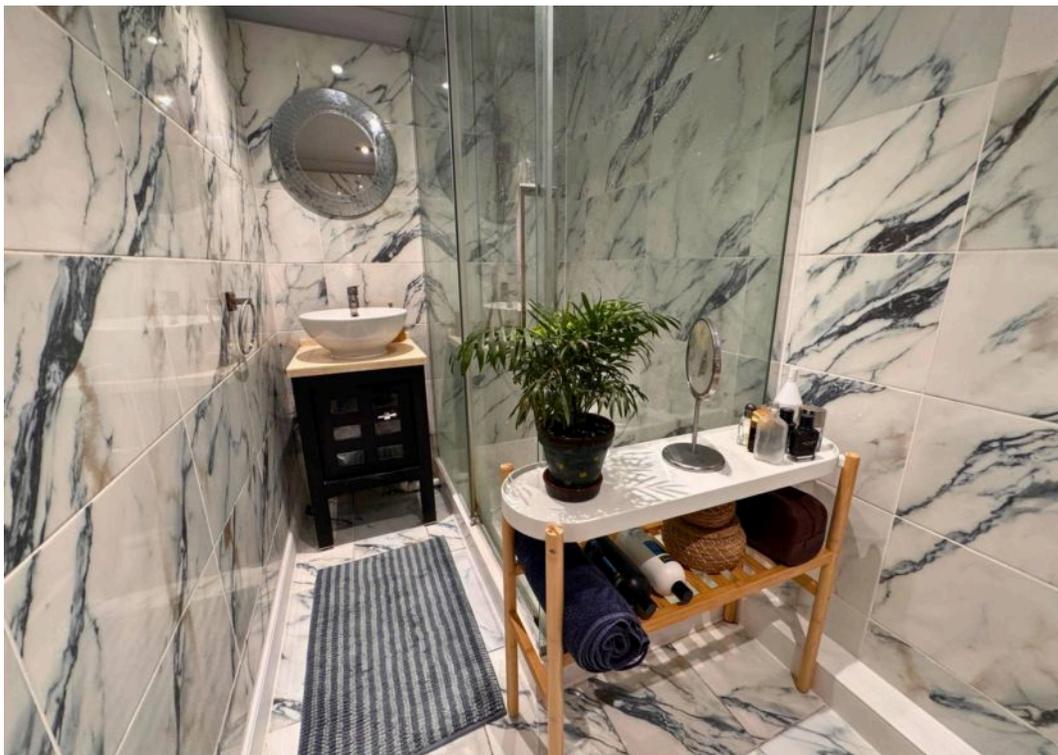
### **Shower Room**

Modern Shower room with floor to ceiling marble effect tiles featuring a large shower, modern sink with cabinet and WC.



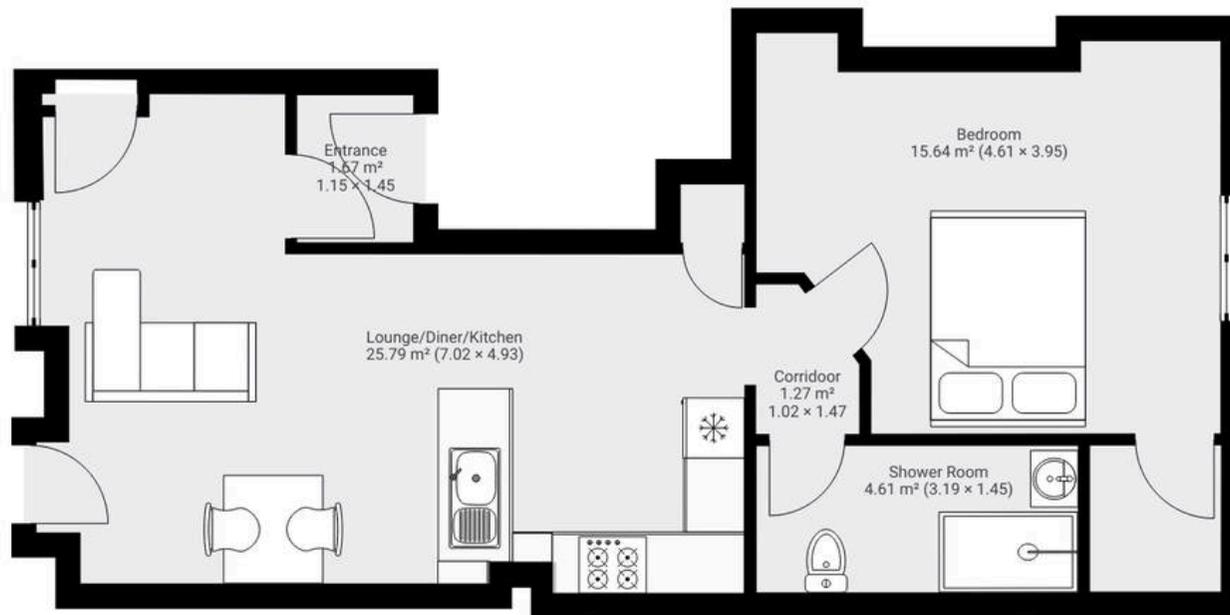


63 MAGDALEN HOUSE 64



▼ Lower Ground Floor

TOTAL AREA:51.27 m<sup>2</sup>-LIVING AREA:50.91 m<sup>2</sup>-ROOMS:8



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