



Connells

Constantine House New North Road
Exeter

Constantine House New North Road Exeter EX4 4JH

for sale guide price
£135,000



Property Description

Located within the sought-after Constantine House development on New North Road, this spacious ground floor apartment offers modern, low-maintenance living in an excellent position just a short distance from Exeter University, Exeter city centre and St Davids railway station. The building is accessed via a secure communal entrance with fob-controlled entry, providing peace of mind for residents. Inside, the apartment, which has been refurbished with new flooring within the last four years, opens into a welcoming entrance hall with two generous storage cupboards and access to all principal rooms. The bright and spacious living room enjoys French doors opening directly onto the beautifully maintained communal gardens, creating a pleasant outlook and allowing plenty of natural light into the room. An open archway leads through to the modern fitted kitchen, which offers a range of wall and base units, ample worktop space and room for a selection of appliances.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes. A well-presented bathroom completes the internal accommodation.

Externally, the property benefits from an allocated parking space within the secure underground car park. Residents can also enjoy the attractive communal grounds, which feature lawned areas, patio seating spaces and raised flower bed planters, providing a pleasant environment to relax outdoors.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Boiler cupboard and storage cupboard, wall mounted radiator.

Living Room

French doors to garden, electric radiator, open arch to...

Kitchen

Wall and base units, work surfaces, oven and hob with extractor over, washing machine, space for other appliances, sink unit.

Bedroom 1

Double glazed rear aspect window, built-in wardrobe, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, electric radiator.

Bathroom

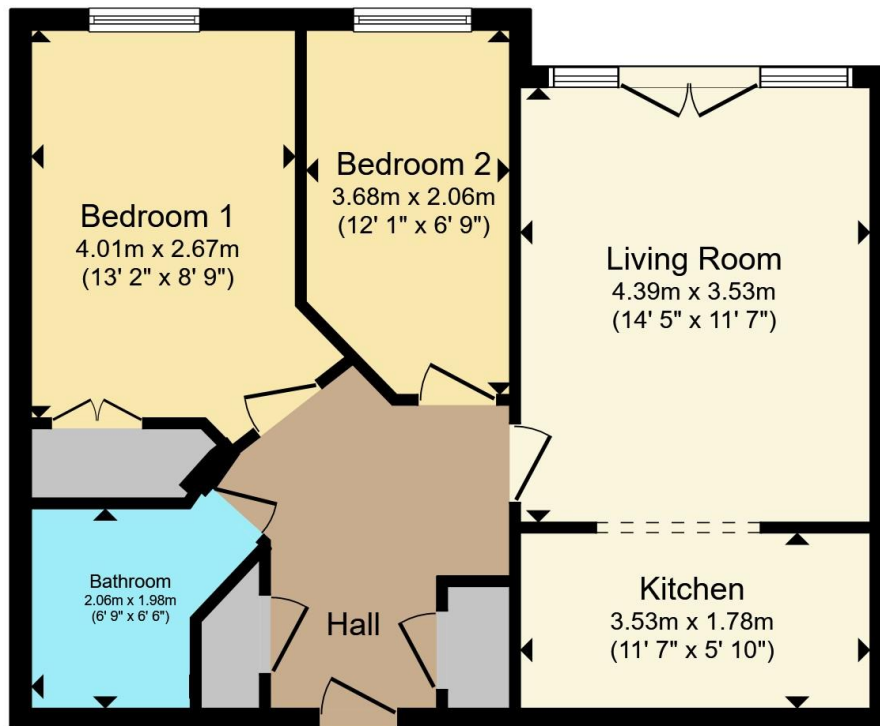
Bath with mains shower over, low level toilet, wash hand basin, extractor fan.

Agents Notes

Cladding is due to be removed to meet fire safety regulations. Seller advises cost will be met by the developer.

There are restrictions relating to keeping pets, running a business and keeping boats, caravans or mobile homes on site. Please enquire with the Branch.





Total floor area 55.7 m² (600 sq.ft.) approx

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

Connells



To view this property please contact Connells on

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8-9 South Street
EXETER EX1 1DZ

EPC Rating: C

Council Tax
Band: C

Service Charge:
2856.00

Ground Rent:
320.94

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR318052

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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