



Connells

Haldon Road  
Exeter



### Property Description

*Located on the popular Haldon Road, this well-positioned top floor apartment presents an excellent opportunity for investors or those seeking a conveniently located city home. Benefiting from a share of the freehold for the building, the property offers an attractive combination of long-term investment potential and low-maintenance living.*

*The accommodation comprises a generously sized double bedroom enjoying a pleasant rear outlook, a bathroom and a bright open plan kitchen and living space designed to maximise the available accommodation. The open plan layout creates a comfortable and practical environment for modern living, with space for both relaxation and dining.*

*Situated in a tucked-away position, the property enjoys a peaceful setting whilst remaining just a few minutes' walk from Exeter city centre, providing easy access to a wide range of shops, restaurants, transport links and local amenities.*

*Externally, residents' permit parking is available on the road immediately outside the building, adding further convenience to this highly accessible location.*

*Offering strong rental appeal, a share of the freehold and a desirable city-centre setting, this property represents an excellent investment opportunity in one of Exeter's most convenient residential locations.*

## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

This property is being sold with a 33% share of the Freehold.

Each resident pays 1/4 of the buildings insurance premium and 1/3 towards the maintenance of common areas and the security system.

We are aware of some maintenance and repairs being carried out on the guttering and downpipes that is in progress and will be completed by the present freeholders.

Permit parking is currently £30 per annum.

## Living Room

Double glazed front aspect window, boiler.

## Kitchen

Open to the Living Room. Wall and base units, work surfaces, oven, sink unit.

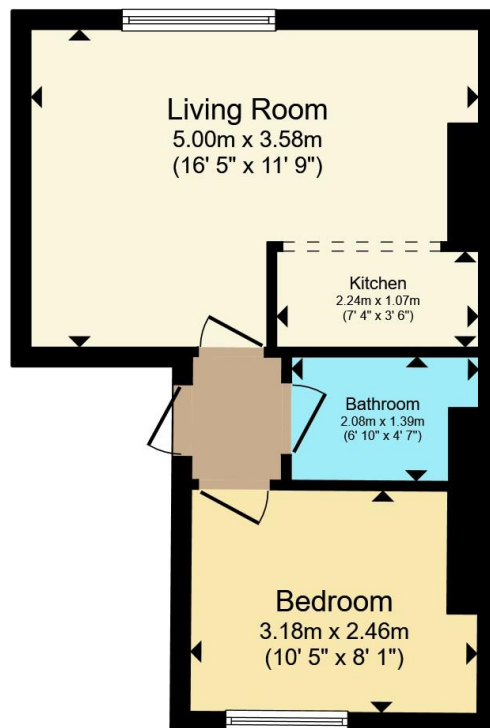
## Bedroom

Double glazed rear aspect window, wall mounted radiator.

## Bathroom

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





Total floor area 30.2 m<sup>2</sup> (325 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](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

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**E [exeter@connells.co.uk](mailto:exeter@connells.co.uk)**

8-9 South Street  
EXETER EX1 1DZ

EPC Rating: C

Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR318251](http://connells.co.uk/Property/EXR318251)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 15 Apr 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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