



Top floor apartment

This 1 bedroom top floor apartment in the modern town of Cranbrook. With allocated parking, large double bedroom, open plan living area, family bathroom and an open balcony.

11 Higher Meadow | Exeter | EX5 7AY





PROPERTY TYPE
Apartment



SIZE
476 sq ft



LOCATION
Cranbrook



AGE
Modern



BEDROOMS
1



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
EON District Heating
System



PARKING
Off Road Parking



OUTSIDE SPACE
None



EPC RATING
79C



COUNCIL TAX BAND
A



in a nutshell...

- Modern Open Plan Living Area
- Off Road Parking
- Large Balcony
- Modern Family Bathroom
- Leasehold
- Close To Local Amenities
- IDEAL FIRST HOME or INVESTMENT
- Excellent travel links to Exeter
- Easy access to M5, Exeter & A30





the details...

A very well presented one bedroom apartment in the modern town of Cranbrook.

This one bedroom apartment is offered to the market with no onward chain and very sought after features.

Upon entering the property you are greeted by an entrance hall with room for shoes and coats and a doorway to your left leading to the master bedroom. The master bedroom is very spacious with plenty of room for all bedroom furnishings and a large window brightening the room.

Continuing down the entrance hall you will find the family bathroom which contains a fully tiled bath with a shower head, toilet and wash basin.

On the left of the family bathroom is the open plan living area with a large balcony for outside seating and a large kitchen. Inside the kitchen there is space for a washing machine and fridge freezer as well as an electric oven and hob.

Outside the property there is allocated parking and the local amenities are a short walk away across Younghayes Road.

Lease Information:

Lease - 125 Years from 30th of June 2014, Approx. 114 years remaining.

Service Charges - £1,188.17 pa, running from September - August.

Council Tax - A - £1606.86

Ground rent is £300pa and will rise by £150 in January 2035.

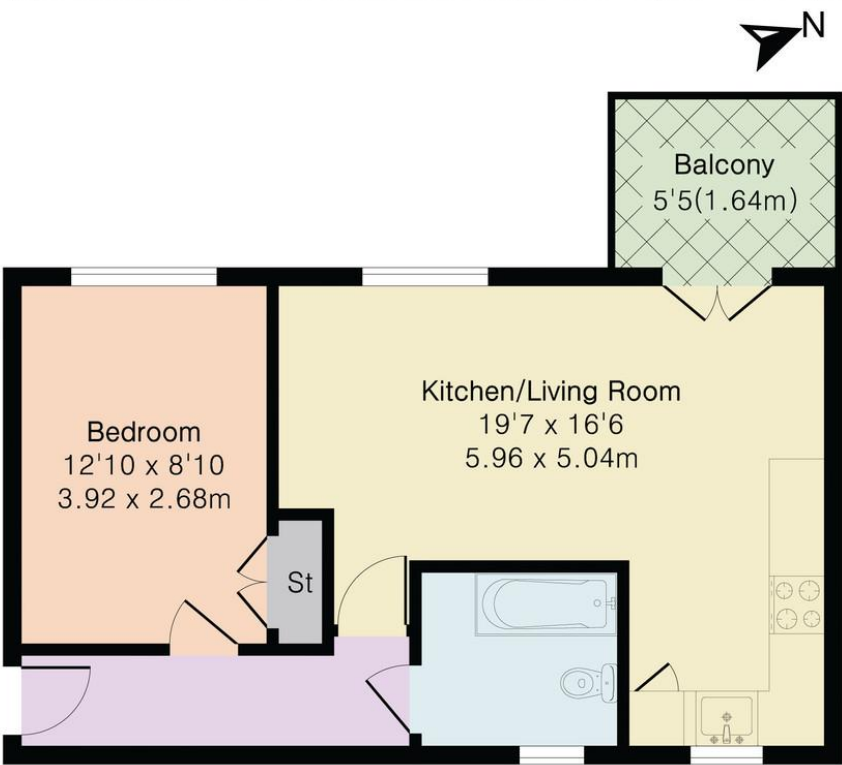


what the owner loves most...

The location is fantastic for all the local amenities within walking distance



Approximate Gross Internal Area 476 sq ft - 44 sq m



Second Floor Flat



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bear in mind...

This property is currently tenanted



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