



Connells

Richmond Court St. Davids Hill
Exeter

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Exeter EX4 3RA

for sale guide price
£230,000



Property Description

GUIDE PRICE £230,000 - £240,000

***A Second Floor 2 double bedroom (1 en-suite)
APARTMENT with LIFT and stairs access in immaculate
condition and in a popular development in the heart of
EXETER CITY CENTRE ideal for access to the college and
university. The kitchen has built-in appliances and ready
for students, investors or first time buyers. Outside there
is also an ALLOCATED PARKING SPACE. NO CHAIN!
The accommodation comprises:- Entrance hallway,
lounge/diner, kitchen, 2 bedrooms, en-suite and
bathroom/WC.***

Entrance Hall

Storage cupboard with hanging space and shelving, cupboard housing boiler, inter com system.

Living/ Dining Room

16' 3" into door recess exc bay x 13' 8" max (4.95m into door recess exc bay x 4.17m max)

Two double glazed front aspect windows, under floor heating. Open to...

Kitchen

10' 3" x 5' 9" (3.12m x 1.75m)

Wall and base units, work surfaces, stainless steel sink unit, electric oven, gas hob with extractor over, built-in dish washer, built-in washing machine, built-in fridge freezer, tiling, spotlights.

Bedroom 1

13' 8" max x 11' 1" max (4.17m max x 3.38m max)

Double glazed rear aspect window, under floor heating.

En-Suite

Shower cubicle with mains shower, low level toilet, wash hand basin, tiling, spotlights, extractor fan.

Bedroom 2

12' 8" x 9' 1" (3.86m x 2.77m)

Double glazed front aspect window, under floor heating.

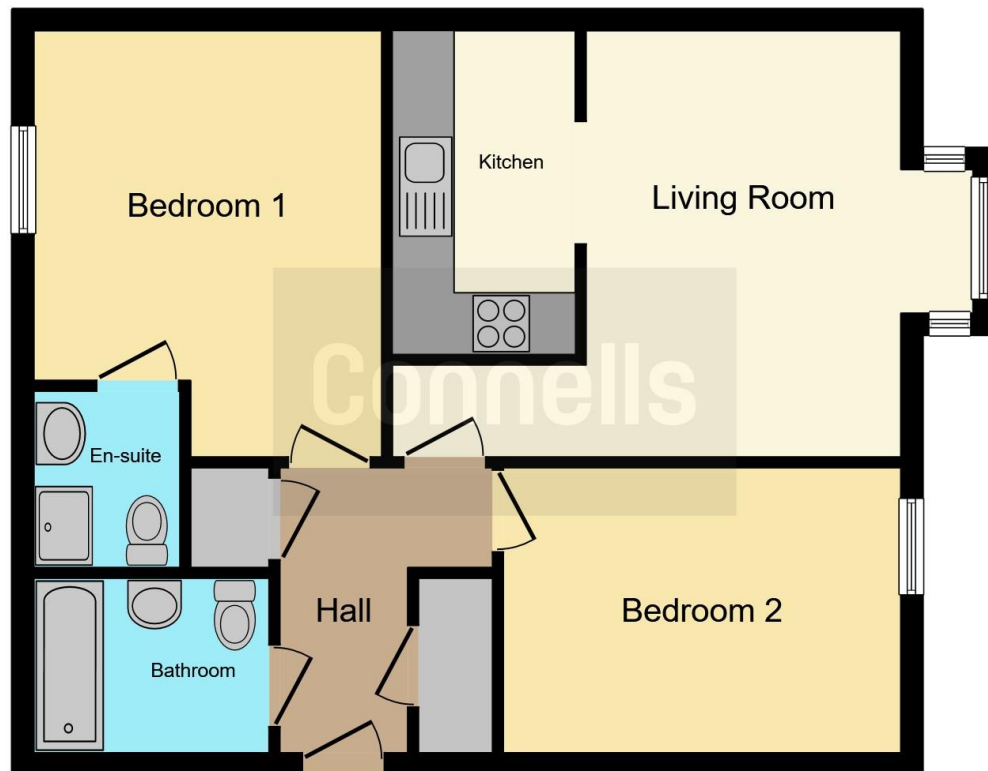
Bathroom

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

Parking

Allocated parking space.





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.focalagent.com

To view this property please contact Connells on

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8-9 South Street
 EXETER EX1 1DZ

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 2058.58

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR316116

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jun 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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