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*Flat 71, Marcus House, New North Road, Exeter,
Devon, EX4 4JN*



SOUTHGATE
ESTATES

£800

per calendar month





Studio Flat, Balcony, Central Location, Lift to all Floors, Communal Garden, Built-in Storage

A studio flat situated in a highly central location close to Exeter's high street. The flat is situated on the fourth floor and benefits from its own private balcony, as well as use of the well-tended communal gardens. The internal accommodation briefly consists of an entrance area with access to the shower room and to the open-plan living space.

The ideal central location enjoys many amenities nearby, including the numerous eateries and independent shops along Queen Street, as well as further shops and entertainment facilities in the city centre. There is also Central Train Station just a short distance from the flat, as well as Bury Meadow Park and Northernhay Gardens.

- Council Tax Band A
- Subject to Referencing and Affordability Checks
- A Holding Deposit of one week's rent will be requested to reserve the property.
- A Tenancy Deposit of 5 weeks' rent will be required should an application be successful.

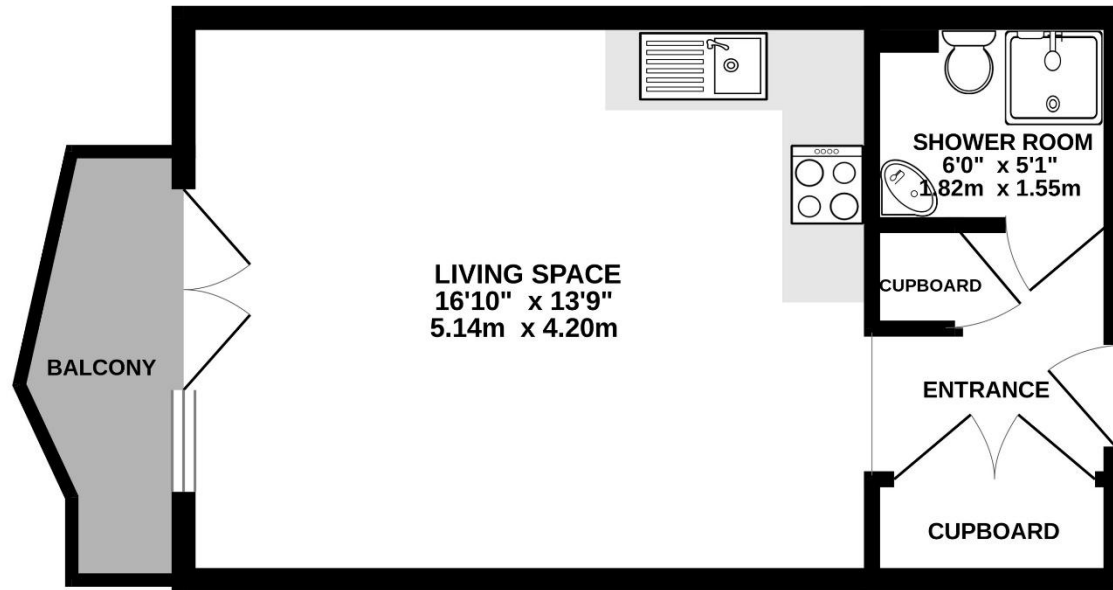
For full details of charges and fees please visit our website: <https://www.southgatestates.co.uk/lettings>

Accommodation

The front door opens to the entrance area which provides access to the open-plan living space and to the shower room, along with doors to two cupboards allowing ample built-in storage. The open-plan living space enjoys double doors opening directly out to the private balcony which enjoys views across the communal gardens to the rear. The kitchen area contains a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Appliances include an integrated oven with an electric hob and extractor hood over, along with a washer/dryer and a tall fridge freezer. The shower room comprises a corner pedestal wash basin with a mixer tap over, a close-coupled WC and a shower cubicle. Additionally, there is a heated towel rail and an extractor fan.



MARCUS HOUSE
314 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 314 sq.ft. (29.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.



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ESTATES

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