



Connells

North Street  
Exeter



## Property Description

**GUIDE PRICE £170,000 - £180,000**

**A 1 bedroom TOP FLOOR APARTMENT located in the centre of Exeter, close to all the shops, restaurants, bars and train stations. The home, which is Grade II\*, has a great lounge/kitchen/dining space ideal for entertaining and it is ready to move into. The accommodation comprises:- Communal entrance hallway, stairs to top floor, entrance hallway, lounge/kitchen/diner, bedroom and bathroom/WC.**



## Communal Entrance Hall

With stairs to top floor.

## Entrance Hall

Door to side, wooden flooring.

## Lounge/ Kitchen/ Diner

Open plan with wall and base units, work surfaces, stainless steel sink unit, electric oven, electric hob with extractor over, plumbing for washing machine, wooden flooring, rear aspect sash window.



## Bedroom

Two front aspect sash windows, wooden flooring, electric heating.

## Bathroom

Double glazed obscured side aspect window, bath with electric shower over, low level toilet, wash hand basin, extractor fan.

## Agents Notes

There is an existing Right of Way at the property, please enquire with the branch for further details.

There is an easement on the title, please enquire with the branch.





**Floor Plan**

Total floor area 50.5 m<sup>2</sup> (544 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

**T 01392 221 331**  
**E [exeter@connells.co.uk](mailto:exeter@connells.co.uk)**

8-9 South Street  
 EXETER EX1 1DZ

EPC Rating:  
 Exempt

Council Tax  
 Band: A

Service Charge: 584.46  
 Ground Rent:  
 50.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR317477](http://connells.co.uk/Property/EXR317477)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Nov 1998. 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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