



FRANCIS LOUIS

Residential



Gordon's Place, Exeter, EX1 2RF

Asking Price £77,500





Gordon's Place

Exeter, EX1 2RF

- No onward Chain
- SHARED OWNERSHIP
- Great location
- Parking
- Double bedroom

Welcome to Gordon's Place in the charming city of Exeter! This delightful first-floor flat is situated in the sought-after Heavitree area, offering a fantastic opportunity for those looking to own a property in this desirable location.

This one-bedroom apartment boasts a spacious lounge/diner, perfect for relaxing or entertaining guests. The well-maintained bathroom provides a comfortable space for your daily routines, while the kitchen is ideal for preparing delicious meals.

One of the highlights of this property is the allocated parking, ensuring you always have a convenient place to park your vehicle. Additionally, being sold with no onward chain means a smoother and quicker process for you to make this lovely flat your new home.

Don't miss out on the chance to own a 50% share of this shared ownership home in Exeter. With its prime location, comfortable living spaces, and the convenience of allocated parking, this flat is a fantastic opportunity for anyone looking to settle in this vibrant city. Contact us today to arrange a viewing and take the first step towards owning your own piece of Exeter's charm at Gordon's Place!



Hallway

Door to the communal hallway, radiator, two storage cupboards, doors to,

Bathroom

A panel bath with shower over, a low level w/c, a wash hand basin, radiator,

Kitchen

A range of matching floor and wall mounted units with a roll top worktop and inset sink, space for fridge/freezer, oven, washing machine, wall mounted boiler, window to the front aspect,

Lounge/Diner

Two windows to the front aspect, radiator

Bedroom

Window to the rear aspect, radiator,

Parking

There is one allocated parking space.



Shared Ownership Information.

The rent and Service Charge is £270 per month and there is 99 years left on the lease.

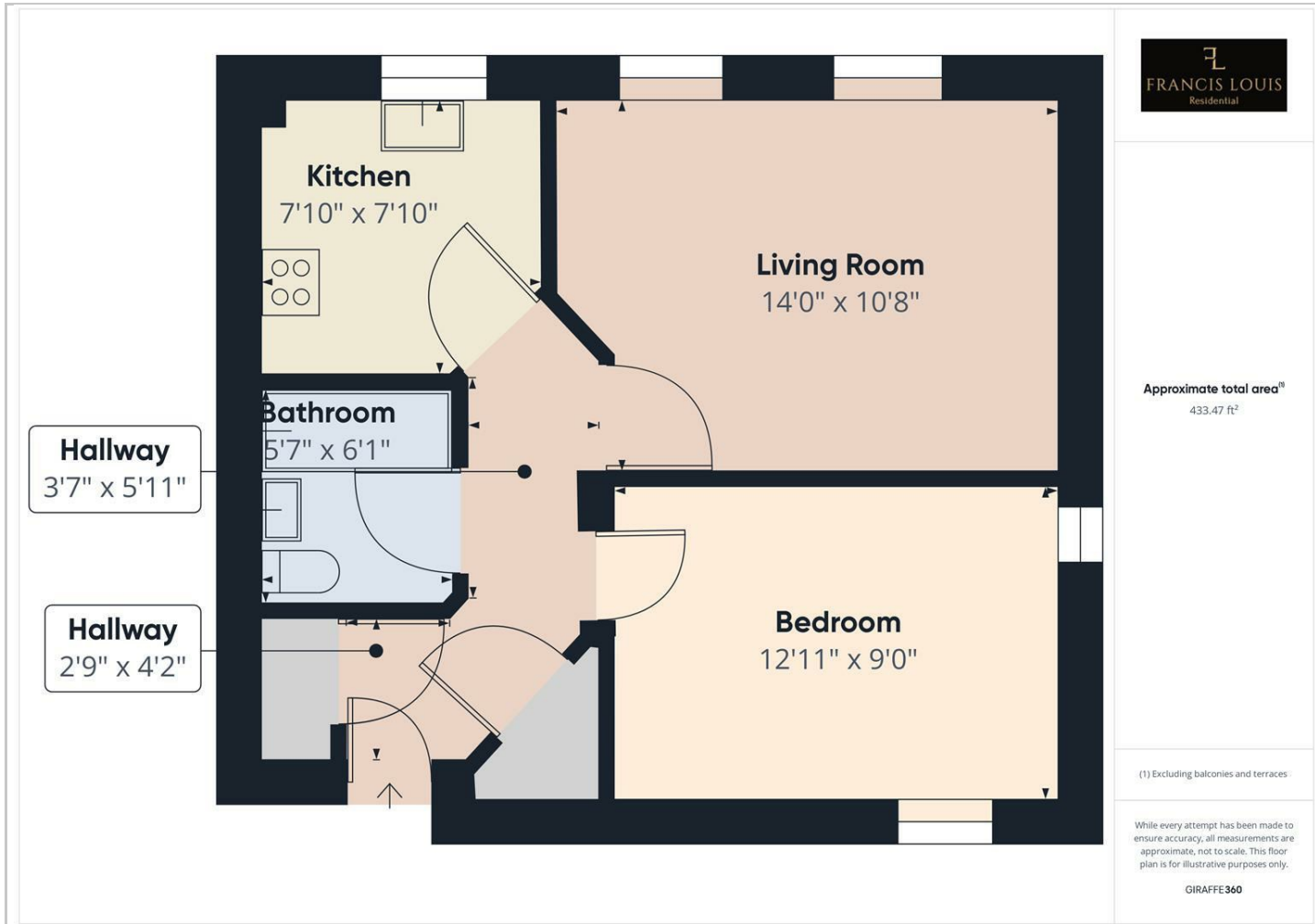
Agents Notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.

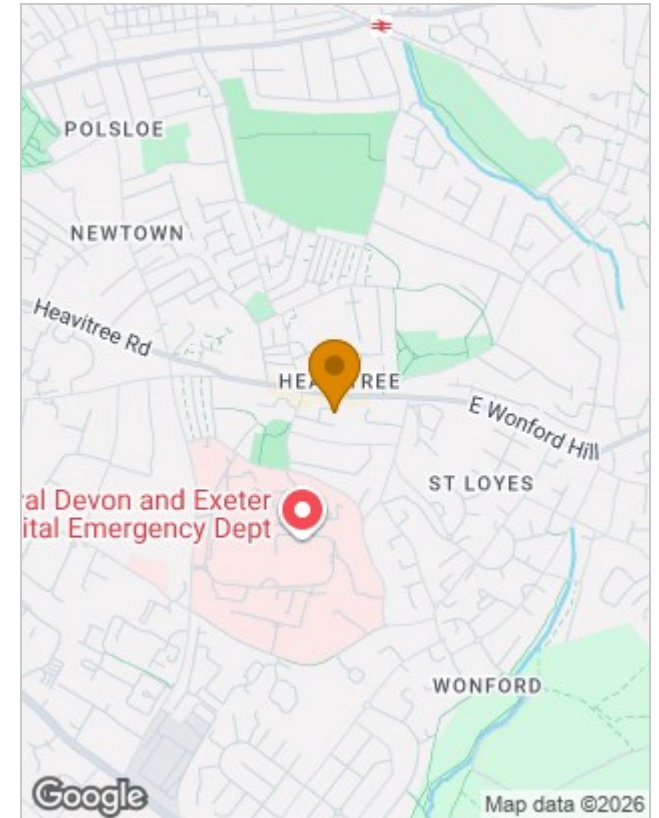




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.