



28a Gabriels Court, Exeter, EX2 4EA
£175,000 Leasehold


MARTIN&CO

Gabriels Court, Commercial Road

1 Bedroom, 1 Bathroom

£175,000

- River Views
- One Bedroom
- Large Lounge
- Double Bedroom
- City Centre Location
- Large Storage Cupboard
- Parking Space available



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DESCRIPTION A well-positioned one bedroom first floor flat offering pleasant views across open parkland with the river beyond. Situated close to the city centre whilst enjoying an attractive outlook, with the open green space and river beyond providing a pleasant sense of space and tranquillity. The accommodation benefits from an entrance hall, large lounge, kitchen, double bedroom, large storage room, bathroom.

ENTRANCE HALL Access via UPVC front door stairs to the first floor landing.

FIRST FLOOR LANDING Doors to the lounge, bedroom, large storage room and bathroom.

LOUNGE 15' 1" x 11' 6" (4.613m x 3.521m) Twin rear aspect UPVC double glazed windows with views over the communal grounds and the River. Television point, telephone point thermostat control point, radiator and door through to the kitchen.

KITCHEN 8' 11" x 7' 9" (2.728m x 2.376m) Rear aspect UPVC double glazed window with a view over the communal grounds. Fitted range of eye and base level units with a stainless steel sink with a mixer tap and a single drainer, rolled edge work surfaces part tiled walls, electric cooker point, plumbing for a washing machine, tiled flooring and cupboard housing a wall mounted boiler, further appliance space.

BEDROOM 11' 6" x 11' 3" (3.523m x 3.436m) Twin front aspect UPVC double glazed windows with views over the communal grounds, radiator.

LARGE STORAGE CUPBOARD 8' 3" x 3' 0" (2.539m x 0.926m) Large storage room which is a multi purpose space.

BATHROOM Three-piece suite benefiting from a panelled bath with a shower above, low level WC, wash hand basin, part tiled walls, extractor fan, towel rail.

Parking available which is obtainable from Exeter City Council.

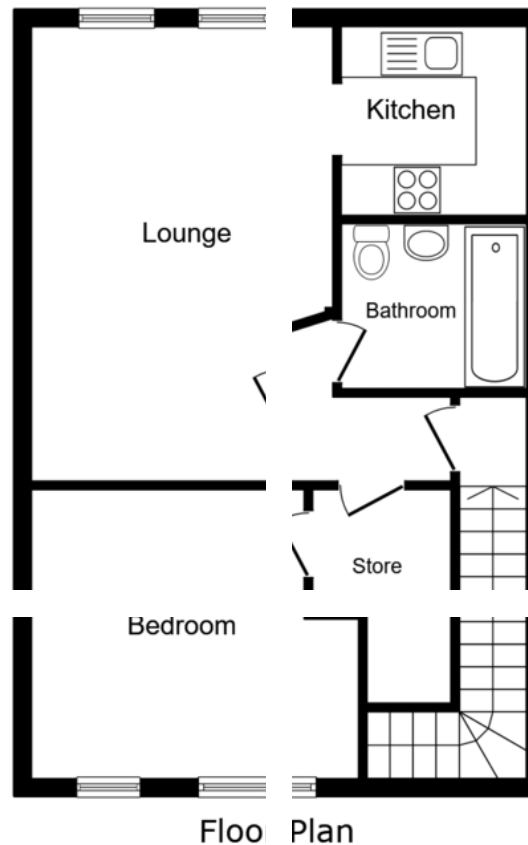
LEASE INFORMATION

Lease Length 83 years left of a 125 year lease

Service Charge £748 per annum

Ground Rent £10 per annum





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including a total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of an 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

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain

documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a matation given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or rgin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, n verification from their Solicitor or Surveyor.

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