



Connells

Angel Pavement Fore Street
Exeter



Property Description

Situated within Angel Pavements on Fore Street, this well-presented upper floor apartment enjoys a prime city centre location, providing immediate access to Exeter's extensive range of shops, restaurants, cafes and amenities.

The property is accessed via a secure communal entrance with both stair and lift access to the apartment. Upon entering, you are welcomed into a spacious open-plan living area incorporating the kitchen, dining and sitting room, creating a sociable and versatile living space. The kitchen is thoughtfully arranged to one side and offers ample storage and worktop space, while the remainder of the room provides plenty of space for dining, entertaining or relaxing.

Located off the entrance hall is a modern shower room fitted with a walk-in shower, WC and wash hand basin.

To the rear of the apartment are two generous double bedrooms, both benefitting from windows overlooking Fore Street and enjoying distant views across the city of Exeter.

Offering low-maintenance living in an exceptionally convenient location, this apartment presents an excellent opportunity for buy-to-let investors, first-time purchasers or those looking for a centrally located home.

Communal Entrance Hall

Stairs and lift access.

Kitchen/ Living Room

Open plan room with wall and base units, work surfaces, sink unit, oven and hob, storage cupboard, space for fridge, electric radiator.

Bedroom 1

Front aspect window with single iron glazing and secondary glazing, wall mounted radiator.

Bedroom 2

Front aspect window with single iron glazing and secondary glazing, wall mounted radiator.

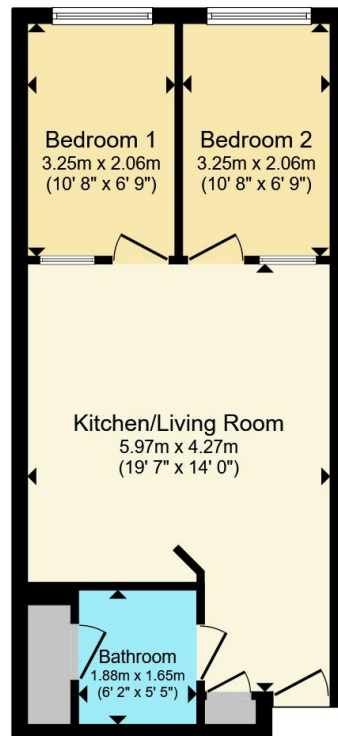
Shower Room

Walk-in shower, low level toilet, wash hand basin, extractor fan. Door to utility cupboard, with space for washing machine.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 40.7 m² (438 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

Connells



To view this property please contact Connells on

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8-9 South Street
EXETER EX1 1DZ

EPC Rating: D

Council Tax
Band: A

Service Charge:
2000.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR318201

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Apr 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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