



Connells

Marcus House New North Road  
Exeter



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Exeter EX4 4JN

for sale guide price  
**£110,000**



## Property Description

**GUIDE PRICE £110,000 - £120,000**

***A STUDIO APARTMENT located in the City Centre ideal for access to all the shops, restaurants, train stations, college and university. The lounge/kitchen/bedroom has patio doors lead straight out onto the balcony overlooking the beautiful communal gardens. The accommodation comprises:- Communal entrance hallway, stairs or lift to the top floor, entrance hallway, lounge/kitchen/bedroom and shower room/WC.***

## Agents Note

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

## Communal Entrance Hall

Communal entrance hall, stairs and lift to 4th Floor.

## Entrance Hall

Door to front, storage cupboard with boiler, further storage cupboard, intercom system.

## Shower Room

Shower cubicle with mains shower, low level toilet, wash hand basin, tiling, extractor fan, heated towel rail.

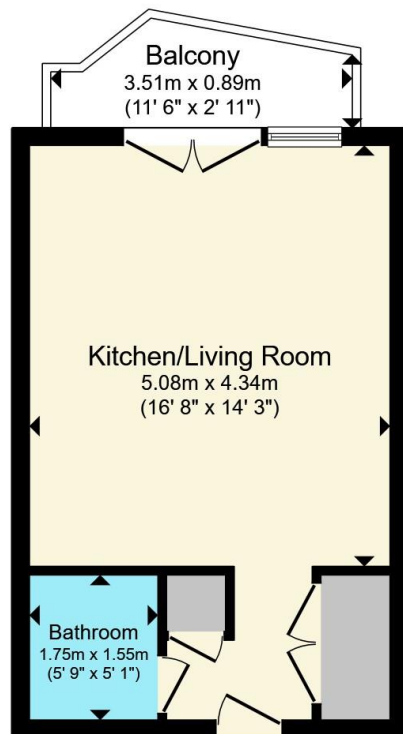
## Living Room/ Kitchen/ Bedroom

Double glazed patio doors to rear, balcony with wrought iron railings overlooking communal gardens, double glazed rear aspect window. Wall and base units, work surfaces, electric oven, electric hob with extractor over, plumbing for washing machine, stainless steel sink unit, tiling, 2 Dimplex electric heaters.

## Outside

Communal gardens with lawn, seating and gravelled areas.





Total floor area 30.1 m<sup>2</sup> (324 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)



To view this property please contact Connells on

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**E [exeter@connells.co.uk](mailto:exeter@connells.co.uk)**

8-9 South Street  
EXETER EX1 1DZ

EPC Rating: C

Council Tax  
Band: A

Service Charge:  
2000.00

Ground Rent:  
320.94

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR317419](http://connells.co.uk/Property/EXR317419)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. 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.

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