

4 Marcus House, New North Road, City Centre Exeter, EX4 4JN



A ground floor purpose built studio flat within a modern development in the heart of the City Centre, within easy access of the railway and bus stations. Accommodation comprises of an open plan living/bedroom and kitchen with a modern fitted shower room. No chain.

Offers in the Region Of £115,000 Leasehold DCX02134

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Communal Area

Communal front door with intercom entry system. Communal entrance hall.

Entrance Hall

Telephone entry system. Doors to shower room, bedroom and living room/kitchen. Double storage cupboard.

Living Room/Bedroom/Fitted Kitchen 16' 10" x 13' 10" (5.13m x 4.22m)

Rear aspect uPVC double glazed windows and uPVC double glazed French doors leading to the communal garden. Kitchen area fitted with a stainless steel sink with drainer and chrome mixer taps. Electric hob with fan assisted oven below and extractor hood above. Range of wall and base units with roll edge worktops over and tiled splash backs. Plumbing for washing machine and further appliance space. Wall mounted night storage heater. TV and telephone point.



Shower Room 0' 0" x 0' 0" (0m x 0m)

Fully tiled shower cubicle with wall mounted shower. Pedestal wash hand basin with tiled splash backs. Low level WC with tiled splash backs. Extractor fan. Shaver point. Heated towel rail.



Outside

Own patio area. Further communal grounds.

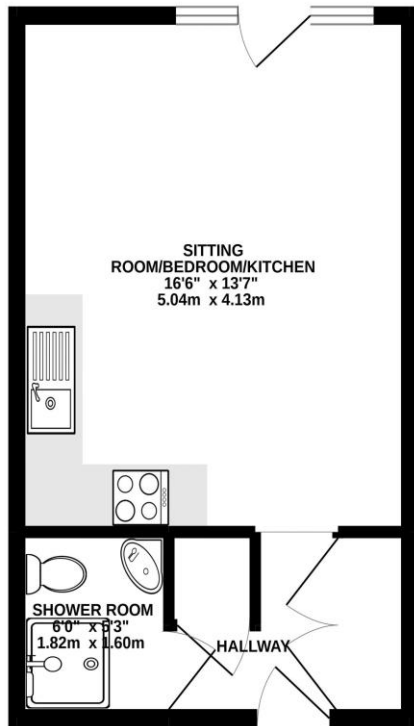


Lease information

105 years remaining on the lease Service charge £1751.88 per year. Ground rent £238.92 per year ground rent.



GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 305 sq.ft. (28.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	86
(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	

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Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cookstoves are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

