

Flat 3, St Johns House, 44 King Street, Exeter, EX1 1AT



FIRST TIME BUYER OPPORTUNITY or INVESTMENT (for a cash buyer). This one bedroom first floor flat situated in the heart of the city centre benefits from having a modern kitchen with appliances and is within walking distance of the historic quay and city centre whilst being on a bus route. The accommodation comprises entrance hall, lounge, kitchen, master bedroom, shower room and gas central heating.

Offers in the Region Of £130,000 Leasehold DCX02205

Flat 3, St Johns House, 44 King Street, , Exeter, EX1 1AT

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:

Entrance

Communal Entrance Hall leads to turning stair case to first floor landing with personal door to flat number 3.

Inner Hallway

Dado rail, telephone intercom system, storage cupboard, radiator, coved ceiling, wood laminate flooring. Doors to Living Room, Bedroom and Bathroom.

Living Room 11' 2" x 10' 7" (3.392m x 3.235m)

Side aspect sash window, wooden laminate flooring, TV and Telephone points, coved ceiling, thermostat control point, radiator, door through to Kitchen.



Kitchen 8' 10" x 5' 5" (2.691m x 1.659m)

Front aspect sash window, fitted range of eye and base level units, rolled edge work surface, stainless steel sink with with single drainer, part tiled walls, integrated oven and hob with overhead extractor fan, plumbing for washing machine, space for fridge/freezer, coved ceiling.



Bedroom 10' 7" x 9' 7" (3.22m x 2.910m)

Front aspect sash window, built in double wardrobe with hanging space and shelving, coved ceiling, TV point, radiator.



Bathroom

Three piece suite comprising, fully enclosed shower cubicle with Gainsborough shower above, low level WC, pedestal hand wash basin, part tiled walls, coved ceiling, shaver point, extractor fan, radiator.



Lease Information:

Lease 125 years from 2003

Service charge £800.93 for this year.

Ground rent £25 per annum

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM



Floor area 31.0 sq. m. (334 sq. ft.) approx

Total floor area 31.0 sq. m. (334 sq. ft.) approx

The Floor Plans are for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBOX

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.

Cooksleys 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.

