



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

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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:

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

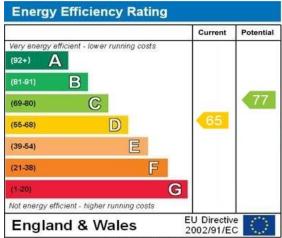
Three piece suite comprising, fully enclosed shower cubicle with Gainsborough shower above, low level WC, pedestal hand wash basin, part tiled walls, coved ceiling, shaver point, extractor fan, radiator.



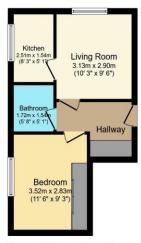


Lease Information:

Lease 125 years from 2003 Service charge £800.93 for this year. Ground rent £25 per annum



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

Total floor area 31.0 sq. m. (334 sq. ft.) approx
This Floor Plain is for illustration purposes only and may not be representable of the property. The position and size of doors, windows and other features are approximate. Userhaldcrived reproduction prohibited, 6 Property filtor.

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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.

