

12 Elsie Place, Hill Barton Vale, Exeter, EX1 3FX



An immaculately presented top floor apartment with open views from the balcony. Well located with schools and amenities nearby and M5 motorway junctions easily accessible. The accommodation comprises an entrance hall, open plan lounge/diner and open to the kitchen with French doors and large balcony accessible from the lounge. Two double bedrooms and bathroom. Off road parking.

Offers in the Region Of £199,950 Leasehold DCX02173

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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 Hall

Access via solid wood front door with doors to the lounge, bedrooms, bathroom. Storage cupboard. Loft access hatch. Telephone intercom. Radiator.

Lounge 13' 2" x 10' 4" (4.01m x 3.16m)

Front aspect uPVC double glazed French doors leading out to the balcony. Telephone point. Television point. Radiator. Archway through to



Kitchen/Breakfast Room 9' 10" x 7' 7" (3.00m x 2.32m)

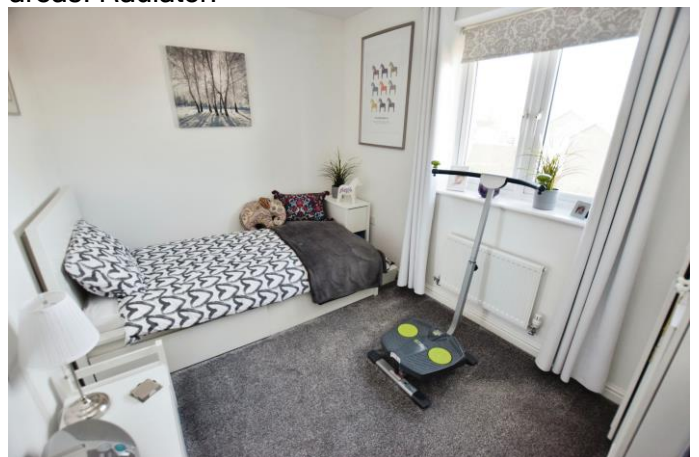
Front aspect uPVC double glazed window with range of fitted base and eye level units with roll edge work surfaces and stainless steel sink with mixer tap and single drainer. Part tiled walls. Integrated oven with hob and extractor fan above. Concealed wall mounted boiler. Plumbing for washing machine. Further appliance space. Seating area.



Bedroom One 16' 6" x 7' 10" (5.03m x 2.40m)Rear aspect uPVC double glazed windows with views over the communal area. Radiator.



Bedroom Two 11' 2" x 7' 11" (3.40m x 2.41m)Rear aspect uPVC window with view over communal areas. Radiator.



Bathroom

Three piece white suite comprising panel enclosed bath with mixer tap and hand held shower above. Low level WC. Pedestal wash hand basin. Part tiled walls. Extractor fan. Heated towel rail radiator.



Balcony

Large balcony with metal and glass surrounds. Space for table and chairs.

Off Road Parking

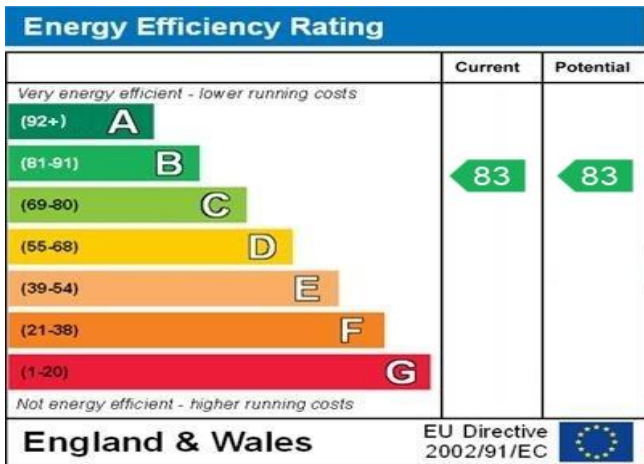
Lease Information

Lease 120 years remaining Service charge £853.08
Ground rent £125per annum



TOTAL APPROX. FLOOR AREA 48.6 SQ.M. (523 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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