



City centre apartment offering easy access to the nearby College and University, plus Exeter train station. This superb two double bedroom property features a light and spacious open plan living/dining room with french doors opening onto a wonderful communal garden area, modern fitted kitchen, master bedroom with en-suite and a further modern bathroom. There is also access to an underground secure residents car park with one parking space. Ideal first home or investment property!

New North Road
Exeter £225,000

West of 

New North Road Exeter £225,000

Modern city centre apartment | Two double bedrooms | Light and spacious open plan living/dining room | Modern fitted kitchen | Master bedroom with en-suite | Modern bathroom | Allocated parking space in underground car park | Use of the communal gardens | Easy access to all the cities amenities | Chain Free

PROPERTY DETAILS:

APPROACH

Communal front door with key fob entry to communal entrance hallway. Front door to Apartment 7 entrance hallway.

ENTRANCE HALLWAY

Spacious hallway with wall mounted Dimplex electric night storage heater. Door to useful storage cupboard. Further door to large cupboard housing hot water tank and further storage space. Doors to living room, bedrooms and bathroom.

LIVING/DINING ROOM

15' 3" x 14' 7" (4.65m x 4.44m) (max) Light and spacious room with Upvc double glazed french doors with outlook over the communal garden and Upvc double glazed windows to rear. Wall mounted Dimplex night storage heater. TV and telephone points. Opening to kitchen.

KITCHEN

12' 0" x 8' 9" (3.66m x 2.67m) Modern fitted kitchen with range of base, wall and drawer units in light wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral single electric oven and hob with extractor hood over. Space and plumbing for washing machine. Space for free standing fridge/freezer.

BEDROOM 1

13' 4" x 8' 7" (4.06m x 2.62m) (plus deep door recess) Spacious master bedroom with Upvc double glazed window to rear aspect. Wall mounted Dimplex night storage heater. Double doors to built-in wardrobe complete with hanging rail and shelf. Door to en-suite.

EN-SUITE

Modern en-suite with white low level w.c. and hand wash basin set in vanity unit with cupboard under, and glass sliding door to large tiled shower enclosure with mixer shower. Extractor fan. Shaver point. Wall mounted electric heater/towel rail.

BEDROOM 2

12' 9" x 8' 7" (3.89m x 2.62m) Further spacious double bedroom with Upvc double glazed window to rear aspect. Wall mounted Dimplex night storage heater.

BATHROOM

Spacious bathroom with modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and mixer tap with shower head attachment. Extractor fan. Shaver point. Wall mounted heater/towel rail.

OUTSIDE

COMMUNAL GARDENS

Residents have the use of the fully enclosed south facing communal gardens.

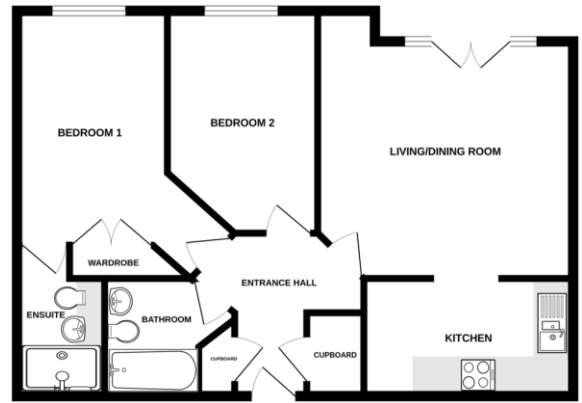
PARKING

Secure gated residents car park located beneath the building with one allocated parking space.

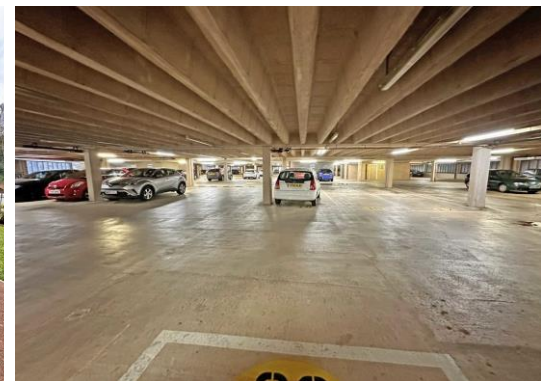
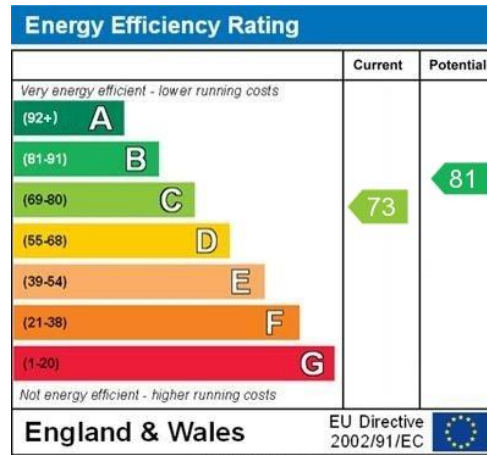
AGENTS NOTES:

The property is leasehold - 125 yrs from 2000 - 107 years remaining.
Council Tax Band: C - Exeter City Council
Annual service charge of £2444.47 - Trinity Estates are the management company and includes the buildings insurance.
Annual ground rent of £238.92

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Measure (2019)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967