



UNICORN STREET, EXETER, EX2 7RE
OFFERS IN EXCESS OF £210,000





PROPERTY DETAILS

A wonderful opportunity to acquire a **NEWLY RENOVATED** 2 bedroom first floor apartment located in the popular Kings Heath Development. This is a wonderful first home or investment property.

Located only a short drive from Exeter Quay, city centre and walking distance to local amenities and a large supermarket. Well regarded primary & secondary schools are within easy access of the property. The property is conveniently located close to a bus route, train station and is well situated for access to major road links including the M5 and A30.

Throughout the home, there is double glazed windows and gas central heating.

The living area of this property is open plan with a dining area and has a Juliet balcony letting lots of light enter the room. The additional window gives it a dual aspect. The modern fitted kitchen is separate and has lots of storage for essentials and ample space for appliances.



Both bedrooms are double rooms, one of the bedrooms has another Juliet balcony and the other bedroom has a large window.

The bathroom is modern and contains a WC, hand wash basin and bath with shower overhead.

This property comes with an allocated parking space.

PORCH Great space for storing shoes and coats.

LIVING/DINING ROOM Large room with a dual aspect Juliet balcony and window.



KITCHEN Modern fitted kitchen with large window, ample space for appliances and lots of storage for kitchen essentials.

HALLWAY Giving access to the rooms and a large airing cupboard.

BATHROOM Modern bathroom comprising of a WC, hand wash basin and bath with shower overhead. There is a window in the bathroom.

BEDROOM 1 Large double room with Juliet balcony.

BEDROOM 2 Large double room with window.

PARKING Allocated parking space to the rear.

MANAGEMENT INFORMATION

Ground rent £125 pa.

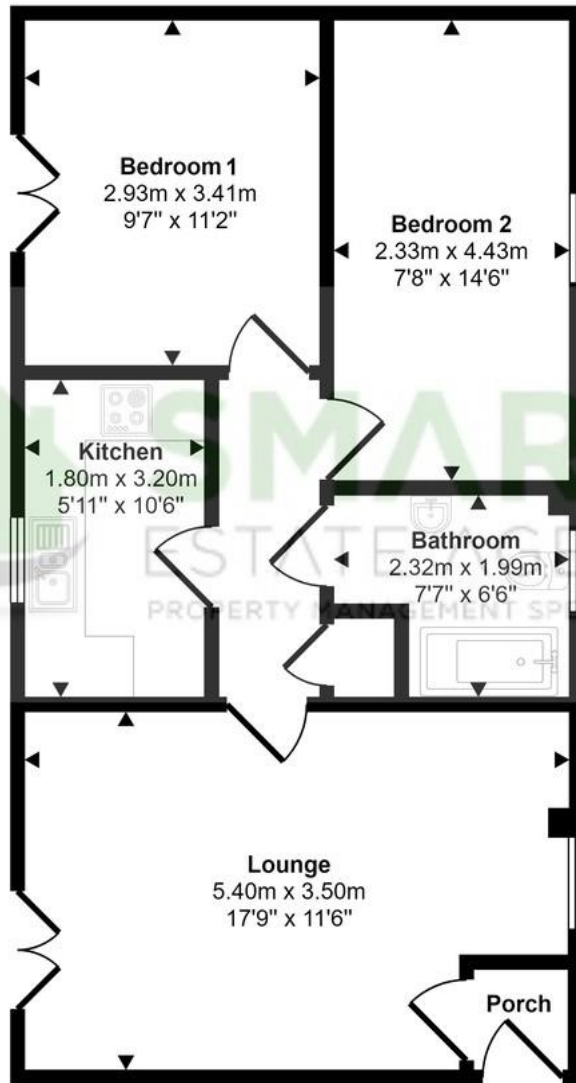
Management charge approx. £1200 pa.

125 years on the lease from 2018.



AGENTS NOTES Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.

Approx Gross Internal Area
56 sq m / 602 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		