



SMART
ESTATE AGENT



BEDFORD HOUSE , EXETER
GUIDE PRICE - £195,000



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A fabulous first floor apartment occupying a highly central convenient position with pleasant outlook over princesshay square. Presented in superb decorative order throughout. Telephone intercom access. Reception hall. Spacious lounge/dining room. Modern kitchen. Double bedroom. Modern bathroom.

Ideal first time buy / investment purchase.
A must see property ; No chain.

You enter Bedford House through a large wooden main door with an intercom door system, and into a communal hallway.

Staircase or the lift for access to the flat on the first floor.

- ❖ Large Double Bedroom
- ❖ Stunning Princesshay View
- ❖ Stylish City Centre Apartment
- ❖ Modern Throughout
- ❖ Open Plan Living Area
- ❖ Private Secure Access
- ❖ Lift Access
- ❖ Lift Access



Reception Hallway

Spacious wide hallway, laminate wood flooring throughout. Downlighters. Storage heater. Entry phone. Obscure double glazed brick windows through to bedroom. Oak panelled doors to:-

Open Plan Sitting Room/Kitchen/Dining Room

A very light and impressive room with an amazing feature window with views directly over the Princesshay Square. Two storage heaters. Built in airing cupboard with mains pressure hot water cylinder.



Kitchen Area

Granite effect roll edge worktop surfaces with tiled splashbacks. Inset 1½ bowl stainless steel sink with drainer and mixer tap. Electric hob. Cupboards and drawers under with stainless steel handles and built in Neff oven. Built in fridge/freezer. Matching wall mounted cupboards. Cooker extractor fan. Downlighters throughout. Obscure window to communal area.

Bedroom

Large feature window to front. Electric heater. Fitted double wardrobe.



Shower Room

Modern white suite comprising with a bath with shower over. Wash hand basin set with ample storage fitted. Enclosed flush W.C. Heated towel rail. Downlighters. Extractor fan. Vanity light and mirror. Shaver point.

LEASE DETAILS

Council Tax: Exeter City Council Band B

EPC Rating C(71)

Lease: Recently extended to expire March 2195, therefore 172 years remaining.

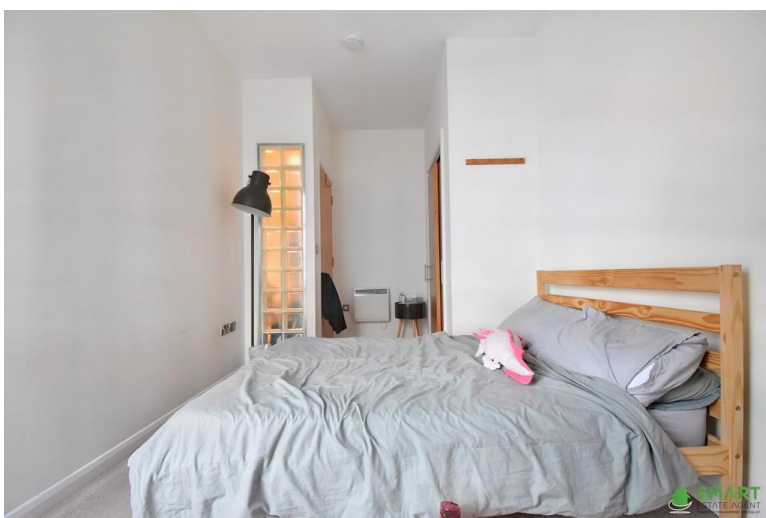
Maintenance / Service Charge: approx. £639.35 per quarter.

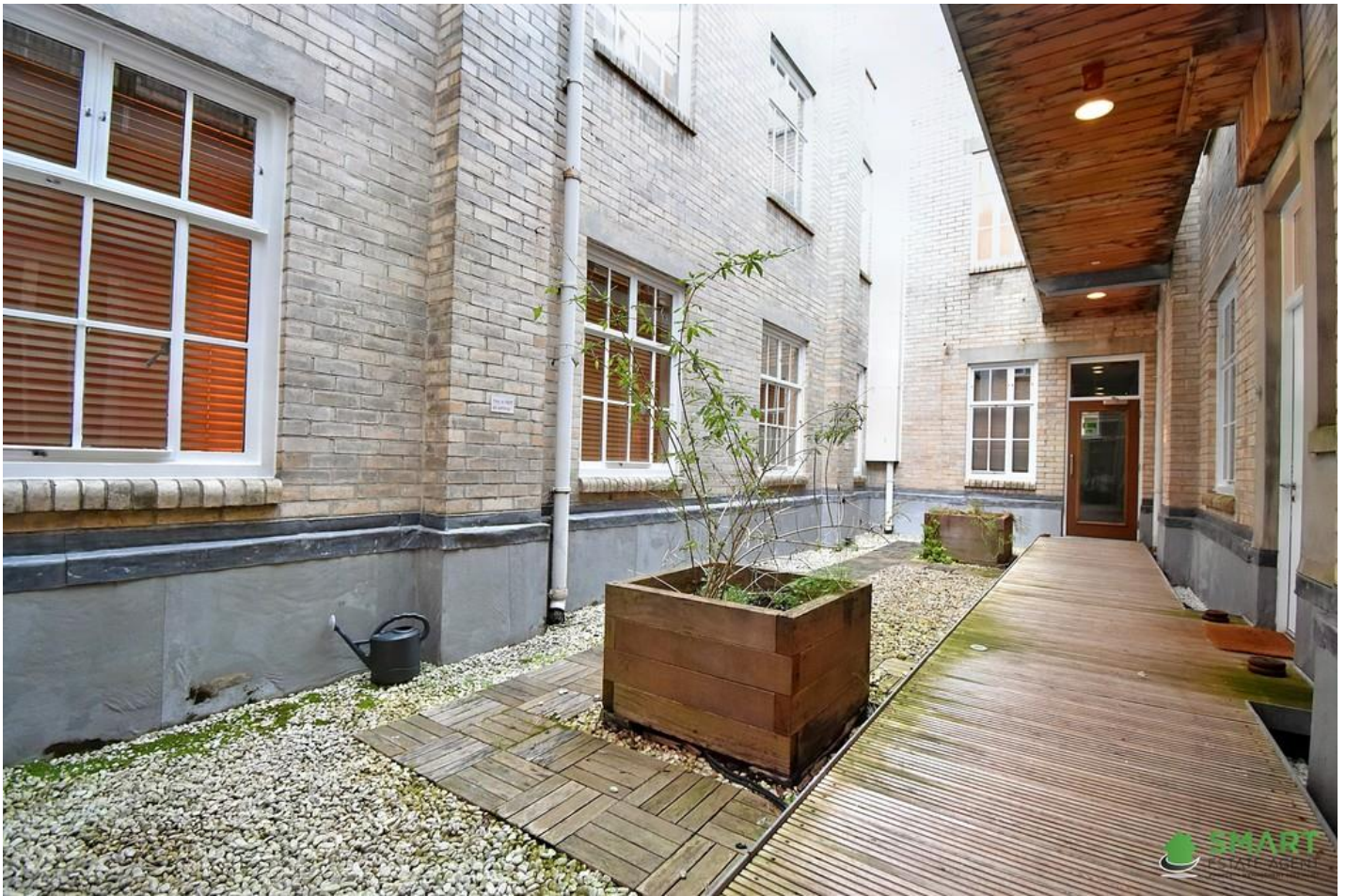
Service Charge Review: Annually

Ground Rent: £100.00 per annum

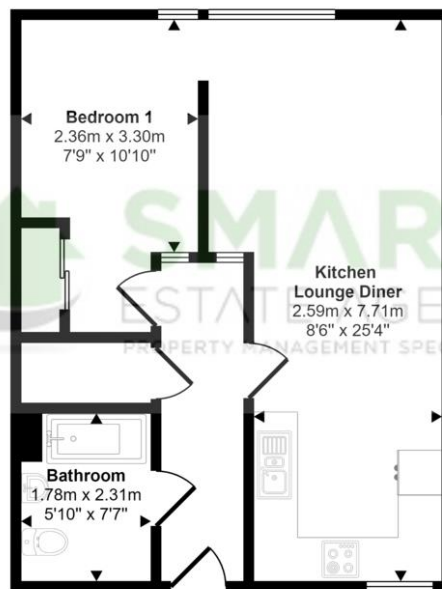
Ground Rent Review: Every 25 years

Rental Income: Approx £900 per month (Yeild 5.54%)





Approx Gross Internal Area
45 sq m / 482 sq ft



Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.