



Located in the heart of the city of Exeter, this modern two double bedroom apartment offers the perfect blend of convenience and comfort. The property features; light and spacious living/dining room, modern kitchen, master bedroom with en-suite and modern bathrooms. Residents have the use of the lovely communal gardens and there is an allocated parking space located in a secure gated residents car park below the development. A brilliant investment opportunity with an achievable monthly rent of approx £1100 - £1200 - (6%-6.5% yield) The property is Chain Free and available to Cash Buyers only!

New North Road
Exeter £220,000

West of 

New North Road Exeter £220,000

City Centre 1st Floor Modern Apartment | Two Double Bedrooms |
 Spacious living/dining room | Modern fitted kitchen | Master bedroom
 with en-suite | Modern bathrooms | Use of communal garden |
 Secure gated underground parking with one allocated space | Ideal
 investment property | Cash Buyers Only!

PROPERTY DETAILS:

APPROACH

Communal front entrance with entry phone.

ENTRANCE HALLWAY

Two large storage cupboards and doors to all rooms.

RECEPTION ROOM

Large reception room with French doors opening on to a Balcony over looking
 New North Road, carpeted and shortage shelves and opening into :-

KITCHEN

Fully fitted modern kitchen with cream wall and base units with work top over
 and grey tiled splash backs, space for fridge freezer, cooker with extractor
 hood over, sink with mixer tap, space for washing machine, shelving, and
 breakfast bar.

BEDROOM ONE

Good size double with window to front, carpeted.

ENSUITE

Modern white suite with shower cubicle with tiled surround, wash hand basin
 with tiled splash back and mixer tap and WC, storage shelves and spotlights.

BEDROOM TWO

Another good size double bedroom with window to front and carpeted.

BATHROOM

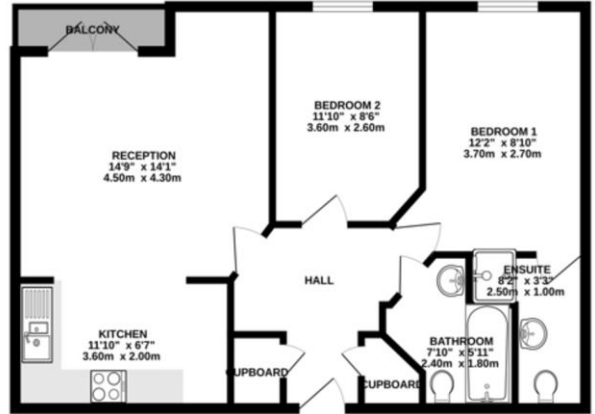
Modern stylish fitted suite comprising bath with shower over, WC and wash
 hand basin

PARKING

Allocated parking space located in secure underground garage

AGENTS NOTES

The property is Leasehold with 106 Years left remaining.
 Service Charge - £2,500 PA
 Ground Rent - £240 PA
 Council Tax band - B



TOTAL FLOOR AREA: 965 sq ft (89.0 sq m) approx.
 Measurements are approximate. Not to scale. Measurements exclude
 space within built-in cupboards

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967