



## First Floor Apartment

CHECK OUT this beautifully presented apartment featuring one double bedroom, an open-plan living/dining/kitchen area, modern bathroom and secure underground parking. Located in Exeter city centre, walking distance from local cafes, bars, restaurants and shops.

3 Mount Dinham Court | Exeter | EX4 4FP





PROPERTY TYPE

First Floor Apartment



SIZE

444sq ft



LOCATION  
Urban



AGE  
Modern



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Fired Central Heating



PARKING

Secure Gated Parking



OUTSIDE SPACE



EPC RATING

80C



COUNCIL TAX BAND

A



### in a nutshell...

- Double Bedroom
- Open Plan Living/Dining/Kitchen
- Modern Bathroom
- Secure Underground Parking
- Beautifully Presented
- City Centre Location
- Ideal First Home or Investment
- Complete Upper Chain
- 181 Years Left on Lease





## the details...

This beautifully presented one-bedroom apartment offers a smart and efficient layout, ideal for first-time buyers, downsizers, or investors seeking a low-maintenance home with modern appeal.

Set within a characterful Victorian building, the property features a well-designed open-plan kitchen/living area that makes excellent use of the space. The modern kitchen includes an integrated gas hob, electric oven and washing machine, along with space for a fridge/freezer.

The double bedroom is generously proportioned, with ample room for a wardrobe and plenty of natural light from the front-facing window. A useful fitted cupboard is positioned just outside the bedroom, providing valuable additional storage. Completing the accommodation is a contemporary bathroom fitted with a tiled bath and shower over, WC, wash basin, heated towel rail and practical vinyl flooring.

Outside, the property benefits from an allocated parking space within a secure underground car park.

Tenure - Leasehold

Lease Start Date - 29 Nov 2012

Lease Term - 199 years

Ground Rent - approximately £258

Service Charge - approximately £1920 for 2026

Council Tax Band A



the floorplan...

## Approximate Gross Internal Area 444 sq ft - 41 sq m



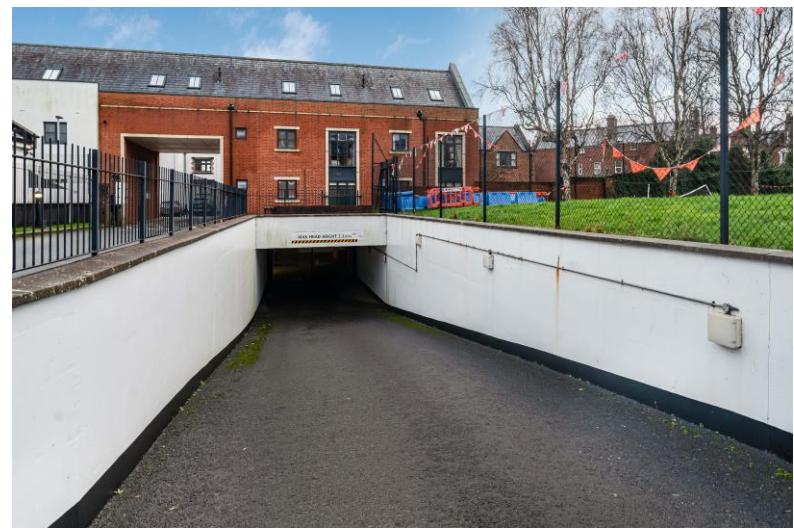
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