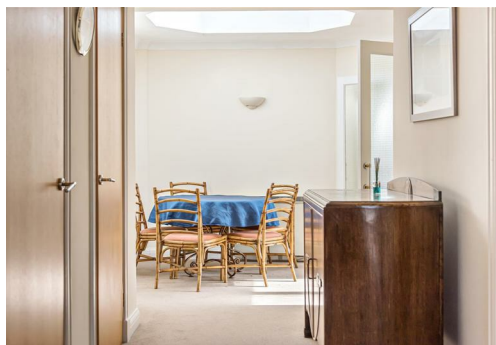




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3C Angel Pavement

3C Angel Pavement, 145-147 Fore Street, Exeter, Devon EX4 3AN



City centre location

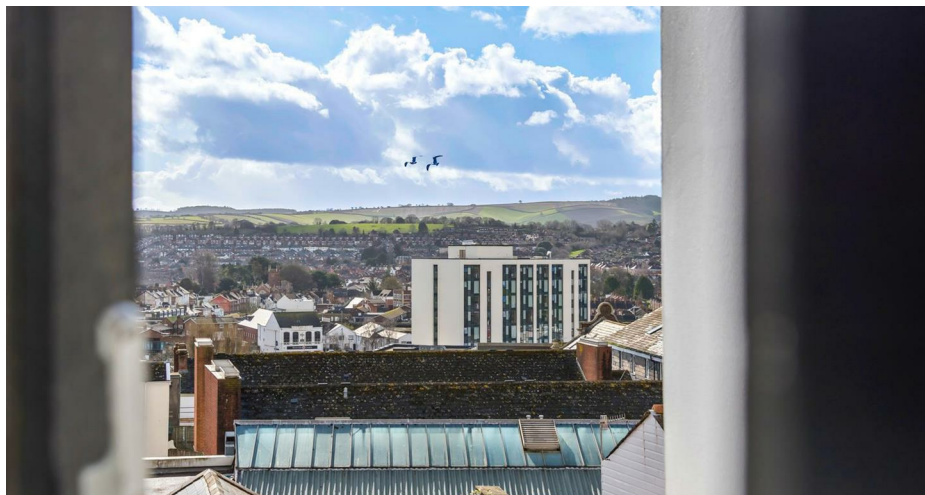
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## A spacious 2 bedroom apartment in an iconic Art Deco building in the centre of Exeter

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- Spacious accommodation of over 860sq.ft.
- Top floor apartment
- 2 Bedrooms
- Allocated parking space
- No onward chain
- Iconic Art Deco building
- Central city location

Guide Price £200,000



### SITUATION

The cathedral and university city of Exeter affords excellent sporting and leisure facilities as well as a selection of theatre, cinema, museum, football and rugby clubs, leisure centres, private and state schooling, shopping and excellent dining. Exeter has two mainline railway stations on the Paddington and Waterloo lines. To the east of the city is junction 29 of the M5 motorway which links to the A30 and A38 trunk roads whilst further to the east is Exeter International Airport.

### DESCRIPTION

Angel Pavement is a unique and iconic Art Deco building on Fore Street in Exeter's West Quarter. This generous top floor apartment offers 865sq.ft. of accommodation. The apartment has unique features in the Art Deco style including tall decorative windows and a striking light dome in the entrance hall. Included is an allocated parking space positioned to the rear of the building. Ideal for investment or first time buyers. The building has a lift to all floors with the ground floor currently used as commercial premises.

### ACCOMMODATION

The generous entrance to the apartment doubles up as the dining hall with storage cupboards and a unique light dome in the ceiling. The kitchen has a side aspect with an array of matching base and wall units, electric oven, electric hob and space for appliances. The spacious sitting room has a rear aspect with full length windows. The inner hall has an airing cupboard. Bedroom 1 has a rear aspect with large windows and an en suite bathroom

arranged with a bath with shower over, wc and basin. Bedroom 2 has a window looking over the parking area. The shower room provides a shower cubicle, wc and basin.

### TENURE

The apartment is Leasehold held on a 199 year Lease from 1989.

### SERVICE CHARGES

The current owner pays a service charge of £2,300 per annum.

### SERVICES

Mains electricity. Mains drainage. Mains water (included in the service charge). Electric heating.

### DIRECTIONS

From Exeter city centre (High Street) proceed down to Fore Street and the entrance will be found on the right opposite King Street and above the premises called Cashino. For the purposes of viewing, please park on Fore Street which is a pay and display area.

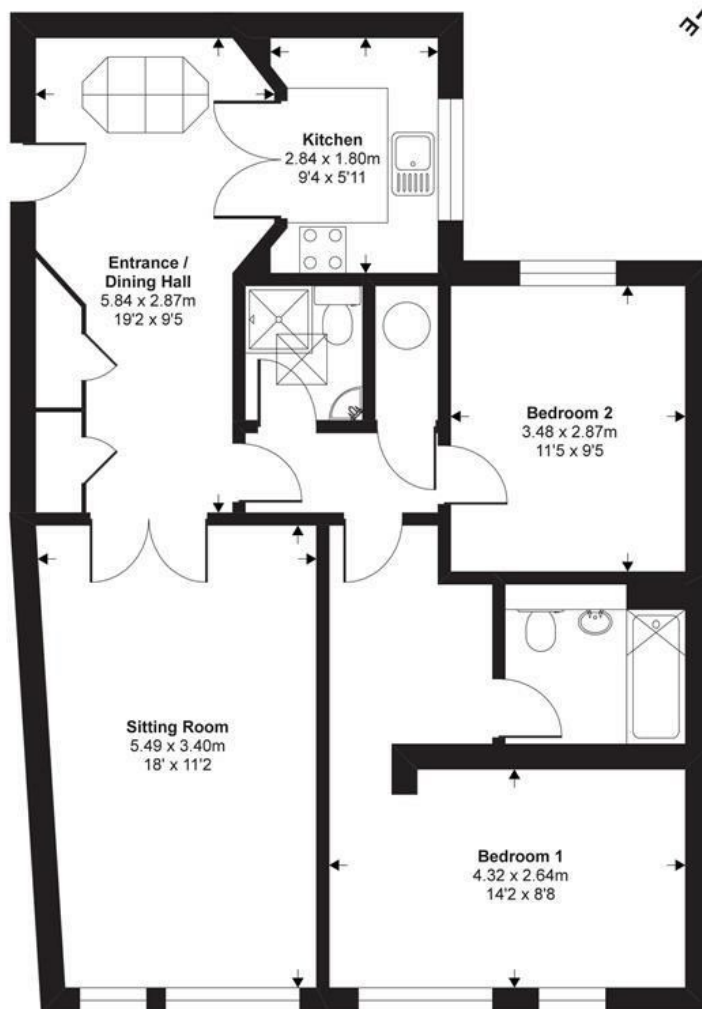
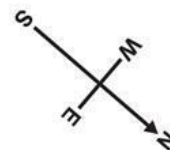
### INVESTMENT OPPORTUNITY

For knowledgeable advice on buy-to-let investments please contact our Lettings department on 01392 671598.



3C Angel Pavement, 145-147 Fore Street, Exeter, Devon EX4 3AN

Approx. Gross Internal Floor Area  
80.3 Sq Metres 865 Sq Ft

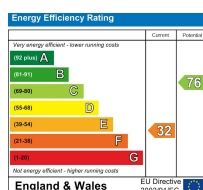


Third Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.

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