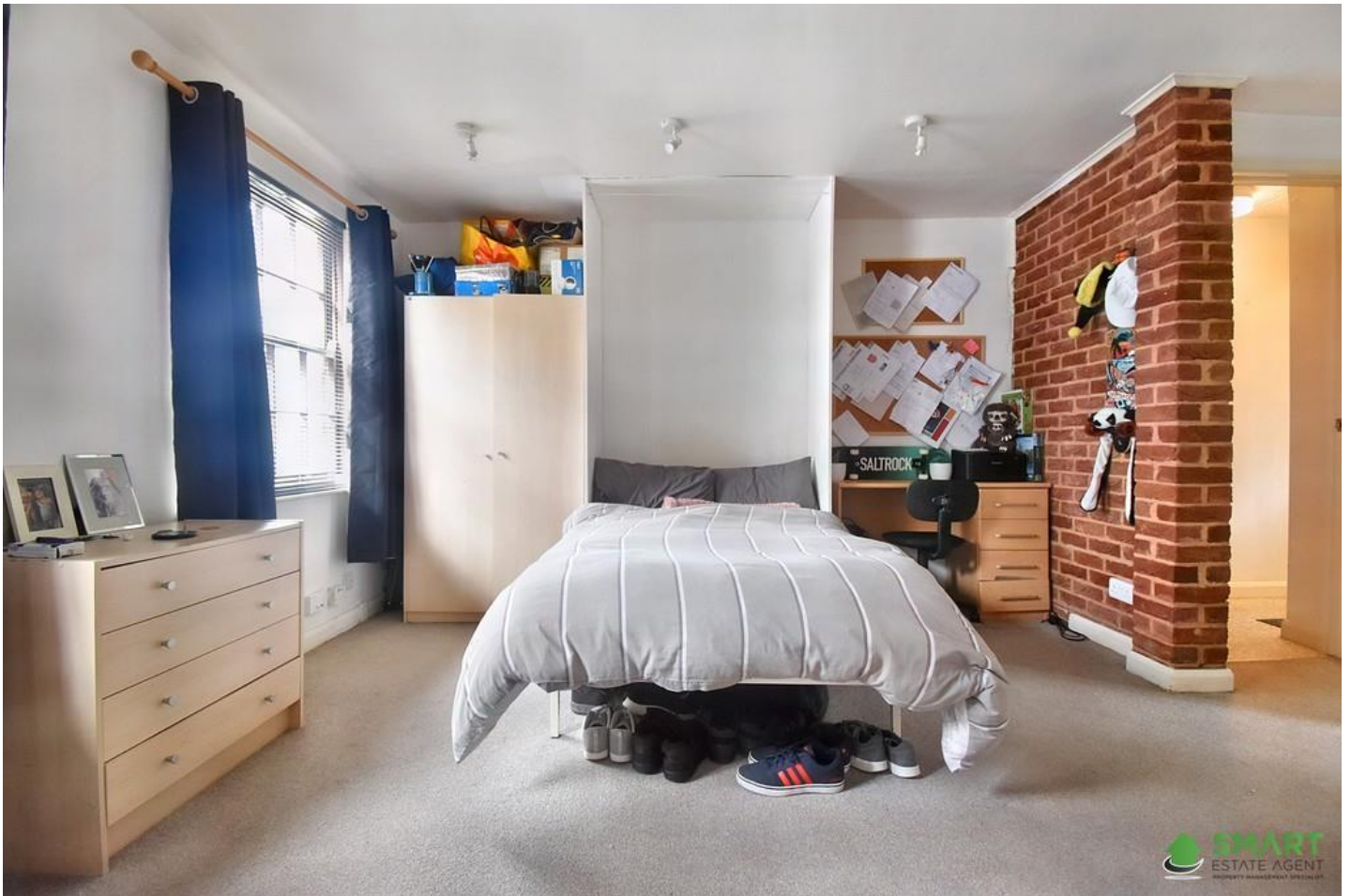




LOWER NORTH STREET, EXETER
GUIDE PRICE £140,000





- **NO CHAIN**
- **PERFECT BTL PROPERTY**
- **ELECTRIC HEATING**
- **LARGE LIVING SPACE**
- **MODERN KITCHEN & BATHROOM**
- **PRIVATE ENTRANCE**
- **CITY CENTRE LOCATION**
- **LONG LEASE**
- **LOW LEASE CHARGES**

SUMMARY A great opportunity to own this studio flat, great first time buy opperunity or a high potential return on investment. The property is located in the heart of Exeter City Centre with a train station and bus stops only 1 minute away. Local shops and eateries are on your doorstep and Exeter cathedral is only a short walk.

The modern first floor studio flat has its own private entrance and consists of 1 large living/sleeping area with a fitted kitchen. The bathroom is separate and consists of a Shower, WC and hand wash basin.



LIVING//BEDROOM The living space has ample space for storage and a wall bed. Two large characteristic sash windows flooding the room with light.

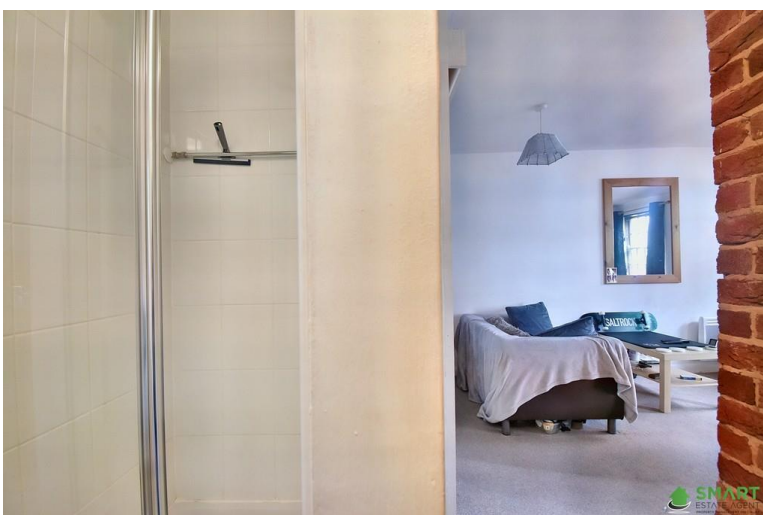
Cupboard space currently housing a washing machine.

KITCHEN sliding door provides access to a modern kitchen with built in matching units, stainless steel round basin with tap over, solid wood worktop, fitted oven with 4 ring hob and extractor fan over, and space for fridge freezer. Window to the front of the room providing light throughout the property.

BATHROOM Good sized room with a modern shower with glass sliding doors, WC, hand wash basin, shelving for the essentials and window for extra ventilation.

LEASE DETAILS 999 year lease from 1979
Block Management Fee per year £669 (can be paid monthly £55.78)

AGENT'S NOTE Our lettings department would expect to achieve a rental valuation in the region of £750 per calendar month which on the current guide price would give a gross yield in the region of 6.5%. For any further information or any buy to let related advice please contact our lettings department.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Approx Gross Internal Area
26 sq m / 280 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.