



Fabulously located right in the heart of Exeter is this nicely presented ground floor one bedroom apartment. French doors onto a south facing Juliette balcony from the living room, modern fitted kitchen and shower room. No ongoing chain and giving a yield of over 6%.

Red Lion Lane
Exeter £140,000 - £150,000

West of 

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Ground Floor One Bedroom Apartment | Separate Sleeping Zone |
 Modern Fitted Kitchen | French Doors Juliette Balcony | Bathroom |
 Central Location | Ideal Investment |

APPROACH

Secure communal entrance door to communal entrance hallway.

COMMUNAL HALLWAY

Spacious communal hallway with front door to flat 5.

ENTRANCE HALL

Small entrance hallway with door to storage cupboard. Coat hanging space. Wall mounted electric night storage heater. Doors to living room and shower room.

OPEN PLAN LIVING/DINING/KITCHEN AND BEDROOM

Light and spacious open plan room featuring:

LIVING/DINING AREA

Spacious with Upvc double glazed french doors to Juliette balcony. Wall mounted electric night storage heater. Wall lighting. Leading through to the kitchen area.....

KITCHEN AREA

Open plan kitchen area with a range of base, wall and drawer units in a cream finish with wood effect trim. Roll-edge worktop with matching upstand and inset stainless steel sink. Integral single electric oven and hob with stainless steel splashpanel, and modern stainless steel cooker hood over. Integral washing machine. Space for freestanding fridge/freezer.

BEDROOM AREA

A half height wall divides the bedroom area from the open plan living/dining/kitchen area with space for a double bed and wardrobe.

SHOWER ROOM

White suite comprising; low level w.c., pedestal hand wash basin and glass folding door to large tiled shower enclosure with electric shower. Shaver point. Extractor fan. Recess spotlighting. Wall mounted electric ladder style radiator.

AGENTS NOTES:

The property is Leasehold

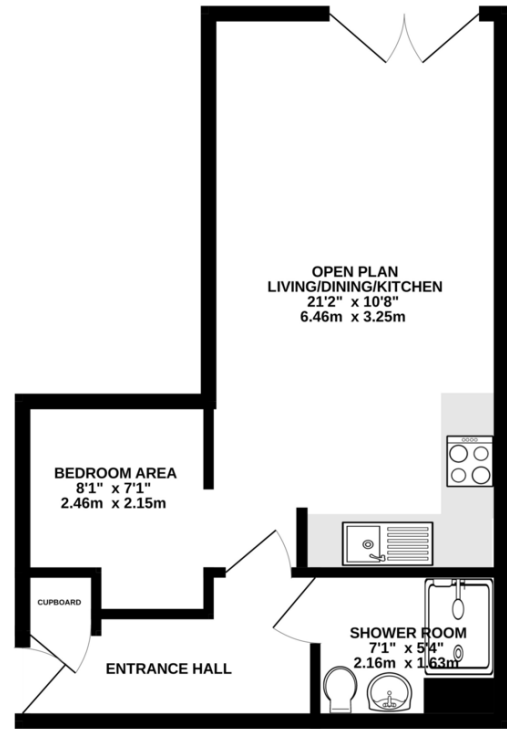
Ground Rent - £200/Annum (paid yearly)

Service Charge - £1,270 per annum (paid half yearly)

109 Years Remaining on the lease

Council Tax Band: A - Exeter City Council

GROUND FLOOR
 380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 380 sq.ft. (35.3 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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