



New North Road, Exeter, EX4 4HL

Guide Price £115,000

INVESTMENT OPPORTUNITY WITH NO ONWARD CHAIN - A modern studio apartment situated in the popular Augustus House. This is apartment benefits from French doors that go directly out onto the communal gardens. The apartment is in a great central location and within minutes walking distance to

Winkworth

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The studio is located within Augustus House which is only a short walk to Exeter's High Street. The apartment is a good-sized double studio apartment with open plan living, shower room and doors straight out to the communal gardens. The flat has an allocated parking space within the gated car park allowing off-road parking.

The Property:

Communal Entrance with secure fob entry system, stairs or lift rising to all floors. One allocated parking space.

Reception area with intercom system, door to large airing cupboard housing the hot water tank with slatted shelving over, another door housing the electric meter and fuse box with built in shelving and hanging rail.

Open plan living space, a lovely light room with double glazed window and French doors opening straight onto the communal gardens, electric heaters.

The kitchen area is fitted with a range of wall and base units and drawers, rolled worktops with stainless steel sink with mixer tap. Electric hob with electric oven below with extractor over. Plumbing for washing machine and space for fridge freezer.

The shower room is fitted with a modern white suite - low level WC, fully tiled shower, pedestal wash hand basin, shaver point, extractor fan and heated towel rail.

The studio is only a handful of apartments with direct access onto the lovely communal gardens.

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.

Agents Note:

The cladding on the building has been deemed as needing replacing due to updated fire regulations. The developer Bellway has agreed to carry out these works, we are currently awaiting a timescale.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



At a glance...

Ground Floor Studio
Private Parking Space
Large Living Area
Modern Kitchen
Shower Room
Electric Heating
Upvc Double Glazed French Doors onto Gardens
Great Central Location
Ideal Investment Property

PROPERTY INFORMATION:

Tenure:
Leasehold
125 years from 1 January 2005
Service Charge: £1801.78 pa
Ground Rent: £238.92 pa

Council tax Band: A
Mains electric, water and drainage.

Broadband: Ultrafast broadband is available (Checked on openreach) fibre to cabinet.

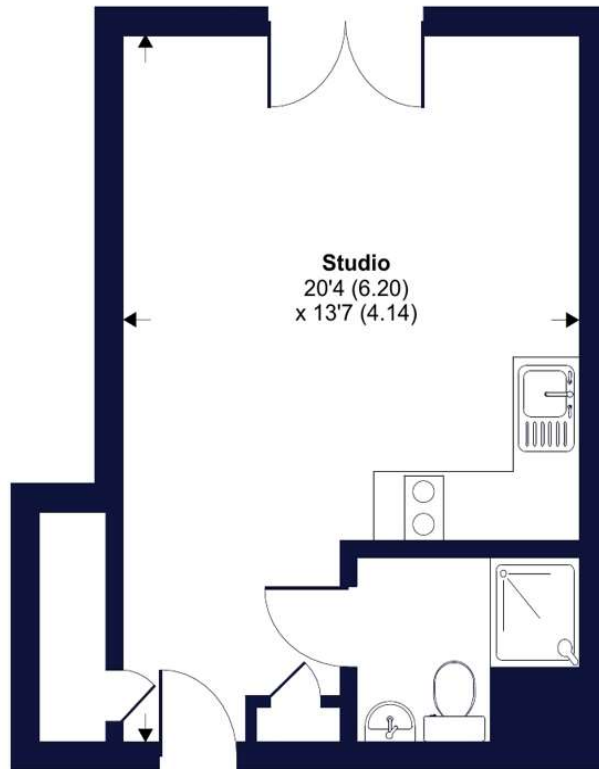
Mobile: We understand there is full mobile coverage at the property (checked on Ofcom)

Restrictive covenants: We understand that restrictive covenants apply to the property please ask us for more information.

New North Road, EX4

Approximate Area = 297 sq ft / 27.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Winkworth. REF: 1084754



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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