

Richmond Court, Exeter, EX4 3RA

Guide Price: £224,995

A bright, spacious and modern two-bedroom second floor flat close to the city centre with one allocated car parking space.

Winkworth

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Property:

A large two-bedroom two bath purpose built flat in an central location with an allocated parking space.

The property is accessed via a communal area with lift access and its own private front door.

The sitting/dining room is a good size with plenty of space for furniture and a dining table set. There is plenty of light due to the large floor to ceiling windows all together this provides a warm and welcoming space.

The kitchen comprises of wooden floor and wall storage units with roll-top work surfaces the gas hob, oven and sink are all integral with space for a fridge freezer, washing machine and dishwasher.

Bedroom one is a large double bedroom the window faces the front aspect. The ensuite comprises of a stand in shower cubicle, sink and W/C.

Bedroom two is also a double bedroom with window overlooking the front aspect. The main bathroom has a bath with stand over shower, sink and W/C.

Outside:

Richmond court benefits from an off-road parking space and bike storage. There is an communal playground.

Richmond court is situated in the heart of Exeter city centre with easy access to Exeter central train station, and the amenities of Exeter city centre.

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.

PLEASE NOTE:

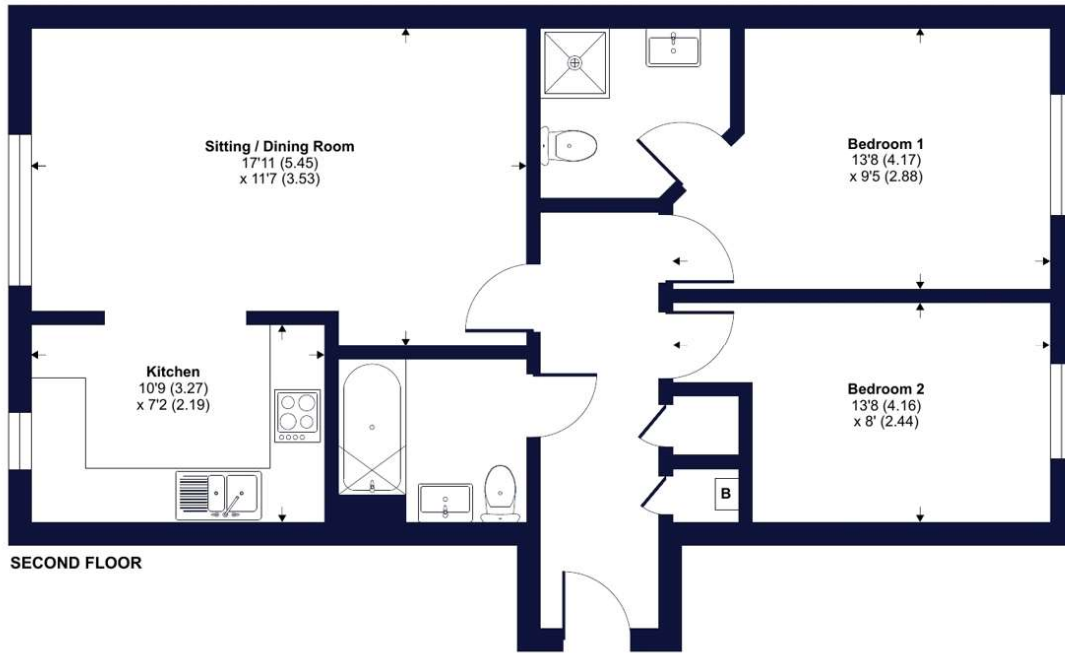
Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 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.



Richmond Court, Exeter, Devon, EX4

Approximate Area = 678 sq ft / 62.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Primary Measurement Standards (IPMS) Residential. © Robinson 2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	83	83
(69-80)	C		
(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	

At a glance...

- No onward chain
- Two bedrooms
- Two bathrooms
- Large reception room
- Modern throughout
- EPC B
- City centre location
- Off-road parking space

PROPERTY INFORMATION:

Tenure: Leasehold

150 years from 1 June 2005

Service charge: £1506 per annum

Ground Rent: £134 per annum

Council tax band: B

Services: Mains water, gas, electric and drainage.

Internet: Ultrafast Full Fibre Broadband available (checked on openreach) Fibre to cabinet.

Mobile: We understand that full mobile coverage is available. (Checked on Ofcom).

Restrictive covenant: We understand that there is a restrictive covenant on the property. Please contact us for further information.

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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