£195,000

Flat 3 Old Park Avenue, Exeter

Apartment | 2 Bedrooms | 2 Bathrooms

Step Inside

Key Features

- No Onward Chain
- Modern Ground Floor Apartment
- Two Bedrooms
- Master Bedroom with Ensuite
- Living Room
- Kitchen
- Bathroom
- Allocated Parking

Property Description

* GROUND FLOOR APARTMENT * TWO BEDROOM * KITCHEN * LIVING ROOM * EN-SUITE BATHROOM * BATHROOM * ALLOCATED PARKING SPACE

Main Particulars

A superb opportunity to purchase a light and spacious 2 bed ground floor apartment. The property comprises briefly of a modern kitchen with a full size fridge/freezer, spacious lounge/diner, master bedroom with a large en-suite, second bedroom and family bathroom. The property benefits from an allocated parking space.

West Clyst is a small established development on the edge of Pinhoe which is on the north eastern edge of Exeter with excellent transport links including M5, A30 and a train line to Waterloo.

Lease Information

There is an annual service charge of approx £1300 and ground rent of

£180 per annum and an estate management charge of £236 per annum.

The lease length is 155 years from 2013

Council Tax Band: B

Tenure: Leasehold

Entrance Hall

Communal Entrance Hall

Entry phone system with private front door into:

Entrance Hall

Gas central heating radiator, entry phone system, storage cupboard, spot lighting, smoke alarm and doors to:

Kitchen

3.00 x 1.89 (9'10" x 6'2")

PVCu double glazed window to the rear aspect. The kitchen has a range of modern base cupboards, drawers and eye level units. Roll edged work surface with matching upstand, one and a half bowl sink unit with mixer tap, space and plumbing for washing machine, fridge/freezer, integral Zanussi electric oven and grill, four ring gas hob and extractor hood over.

Living Room

4.60 x 3.59 (15'1" x 11'9")

PVCu double glazed window to the front aspect, telephone and television points.

Master Bedroom

6.31 x 3.73 x 5.62 x 0.92 (20'8" x 12'2" x 18'5"

An irregular shaped room with a good size entrance/ dressing area, PVCu double glazed window to the front aspect, gas central heating radiator, telephone and television points.

En-suite Bathroom

1.90 x 1.15 (6'2" x 3'9")

Obscured PVCu double glazed window to the rear aspect, panelled bath with glazed shower screen, Mira Azura shower inset with tiled surrounds. Close coupled, W.C, pedestal wash hand basin with tiled surrounds, gas central heating radiator, wall mounted shaver point, extractor fan, sealed light and door to large storage cupboard housing the Logic combi 35 gas boiler serving domestic hot water and gas central heatin

Bedroom 2

3.83 x 2.90 (12'6" x 9'6")

PVCu double glazed window to the front aspect and gas central heating radiator.

Bathroom

1.88 x 1.88 (6'2" x 6'2")

Obscured PVCu double glazed window to the rear aspect. The bathroom is fitted with a modern white suite comprising panelled bath with tiled surrounds and mixer tap. Pedestal wash hand basin, close coupled W.C, gas central heating radiator, wall mounted electric shaver point, extractor fan and bathroom light.
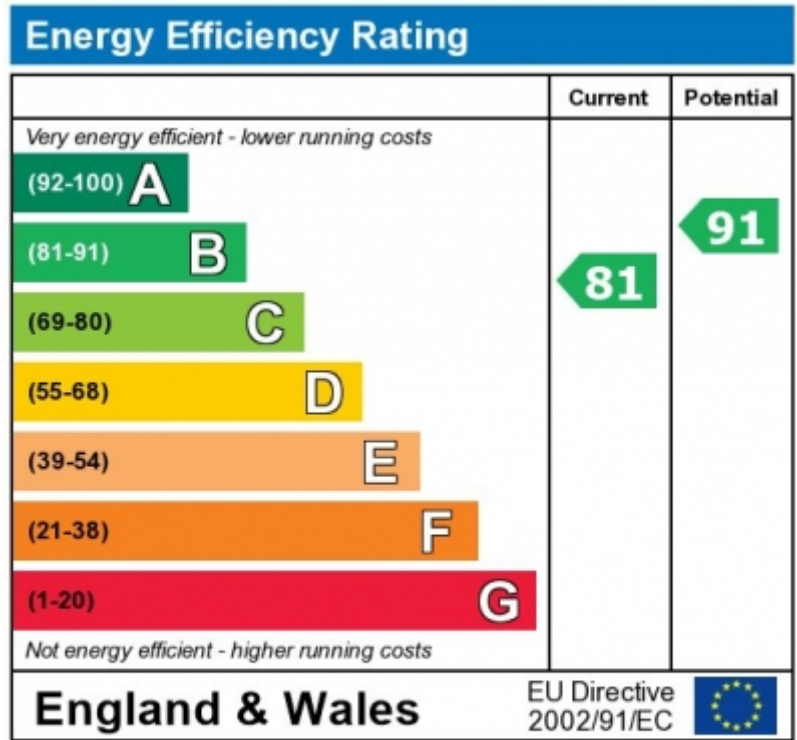
Outside

To the rear of the property is an allocated parking space, bin store and a secure cycle store.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			91
(69-80) C		81	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: Landline:- 01392 469333

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