



7b Sandford Walk | Newtown | Exeter | EX1 2ES

Guide Price £139,950

A great opportunity for an investment buyer to invest in this one bedroom first floor apartment that is currently achieving income and has a tenant in situ. The apartment is light, airy, spacious and comes equipped with double glazing and gas central heating. Close proximity to the city centre and the RD&E hospital. EPC C

- Currently Tenanted Achieving Income
- Well Presented
- Spacious One Bedroom Apartment
- Double Glazed
- Gas Central Heating

Property Description

Situated within Newtown and set within close proximity of the city centre and the RD&E hospital this one bedroom apartment is currently tenanted and achieving income. This fine apartment is light, airy, spacious and comes full equipped with gas central heating and is double glazed. An ideal investment apartment for the investor looking to speculate.

ENTRANCE HALL

With door/s leading to all rooms, wall mounted communal telephone intercom system, storage cupboard with eye level shelving and wall mounted radiator. Loft access and smoke alarm to the ceiling.

LOUNGE

Large uPVC double glazed window to the rear aspect, attractive recess storage with shelving and mirror, wood laminate flooring, telephone point and wall mounted radiator. Coving to ceiling.

KITCHEN /DINING ROOM

An inset stainless steel sink with a drainer and base level cupboards below. A further range of matching eye, base level cupboards with drawers and roll edge work surface tops over. Free standing cooker with an over and grill above plus a four piece electric hob and a stainless steel extractor canopy above. Washing machine (included) with space and plumbing, Fridge (included). Storage cupboard housing the wall mounted central heating and combination boiler. Wall mounted radiator, coving to the ceiling and uPVC double glazed window to the front aspect

BEDROOM ONE

uPVC double glazed window to the rear aspect, laminate flooring, wall mounted radiator and coving to the ceiling.

BATHROOM

A three piece suite comprising a WC, wall mounted WHB and an enclosed bath with a mixer tap, shower attachment and tiled splash backs. Wall mounted bathroom cabinet, wall mounted radiator and uPVC double glazed obscured window to the front aspect.

STORAGE CUPBOARD

capacious storage cupboard outside the front door housing a chest freezer and room for a push bike.

AGENTS NOTES / LEASE

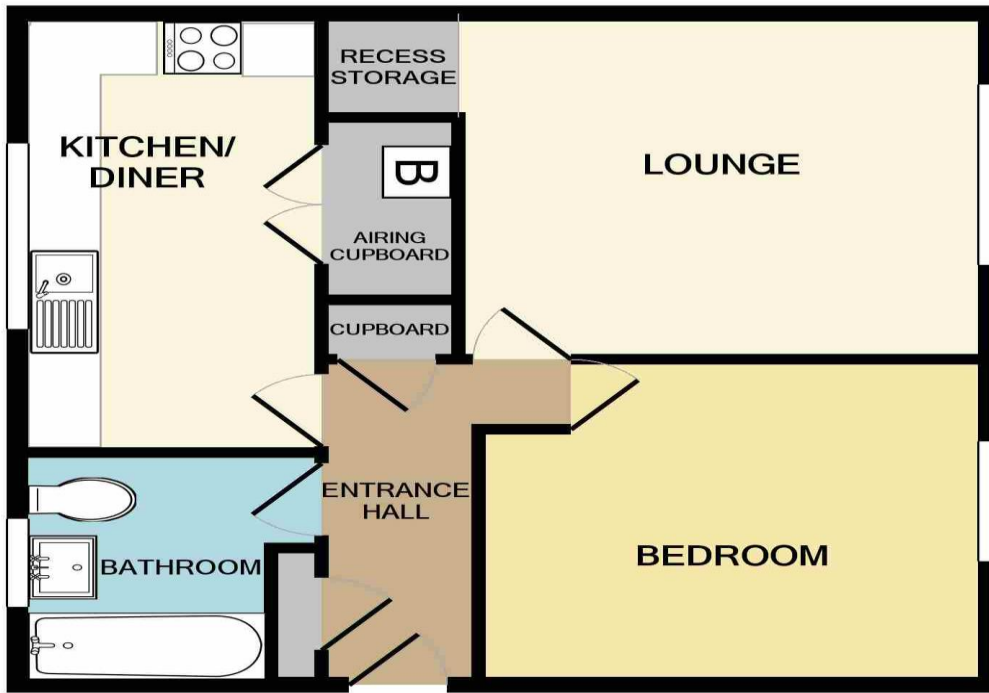
Lease Term:-

This apartment was granted a 125 year lease from 24th September 2001.

Ground rent is £10 per annum

Estimated Service Charge 2021/22 - £425.78

Freeholder - Exeter City Council



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Tenure

Leasehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

