



ESTATE AGENTS



Tenure
Leasehold
Council Tax Band
A

Viewing Arrangements
Strictly by appointment

Star Estate Agents
6 Northernhay Place
Exeter
Devon
EX4 3QJ

www.starpropertycentre.com

info@star-estateagents.com

01392 479100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer:

Star Estate Agents have not tested any apparatus, equipment, fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent report from relevant professionals such as surveyor or solicitor. Star Estate Agents advise buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see the Property Misdescriptions Act
Star Estate Agents Trade as Star Lettings and Property Management Ltd

Augustus House, New North Road EX4 4HL

Guide Price £124,950

A fantastic centrally located studio apartment with a GARDEN & PARKING set on the ground floor with a 17ft Living Room / Bedroom. An outside patio straight from the living area enjoying the views of the communal garden & alfresco dining. In addition this property is tenanted and earning an income of £650 pcm from June 2021. EPC - C

- Spacious studio apartment
- Central city location
- Private patio enjoying views of communal gardens
- Allocated secure parking
- Large storage cupboard separate from apartment
- Bike Store
- Investment opportunity
- Earning £650 pcm



DESCRIPTION

A centrally located apartment a short walk from the city centre with allocated parking and an alfresco dining patio enjoying the beautiful communal gardens. This apartment boasts a 17ft living room / bedroom, wardrobe cupboard, kitchen and shower room. There is a separate large spacious storage cupboard separate from the apartment just across the hall. The property is fully double glazed and is earning a monthly income from the current tenant in-situ.

ENTRANCE

Laminated wooden effect flooring, built in cupboard housing the electric fuse box and meter. wall mounted economy 7 storage heater. Wall mounted intercom telephone, smoke detector and door leading to shower room.

KITCHEN 10' 3" x 6' 4" (3.12m x 1.93m)

An inset stainless steel sink with a drainer and mixer tap built into the roll edge work surface top, a range of matching eye and base level cupboards with drawers. Integrated oven, integrated 2 piece electric hob with an extractor fan above. Attractive tiled splashbacks, free standing washing machine with the relevant plumbing.

LIVING ROOM / BEDROOM 17' 7" x 11' 3" max" (5.36m x 3.43m)

A light and airy spacious room with uPVC double glazed French doors leading out onto the patio and communal gardens, a rear aspect uPVC double glazed window, tv & satellite point, economy 7 storage heater and smoke alarm. Wardrobe cupboard and airing / boiler cupboard.

SHOWER ROOM 5' 1" x 5' 1" (1.55m x 1.55m)

A white suite comprising a L/LWC, pedestal and WHB with a mixer tap and a full enclosed shower cubicle with a mains powered wall mounted shower. Attractive tiled splashbacks, towel rail heater, shaver point and wall mounted bathroom cabinet.

OUTSIDE

PATIO & COMMUNAL GARDENS

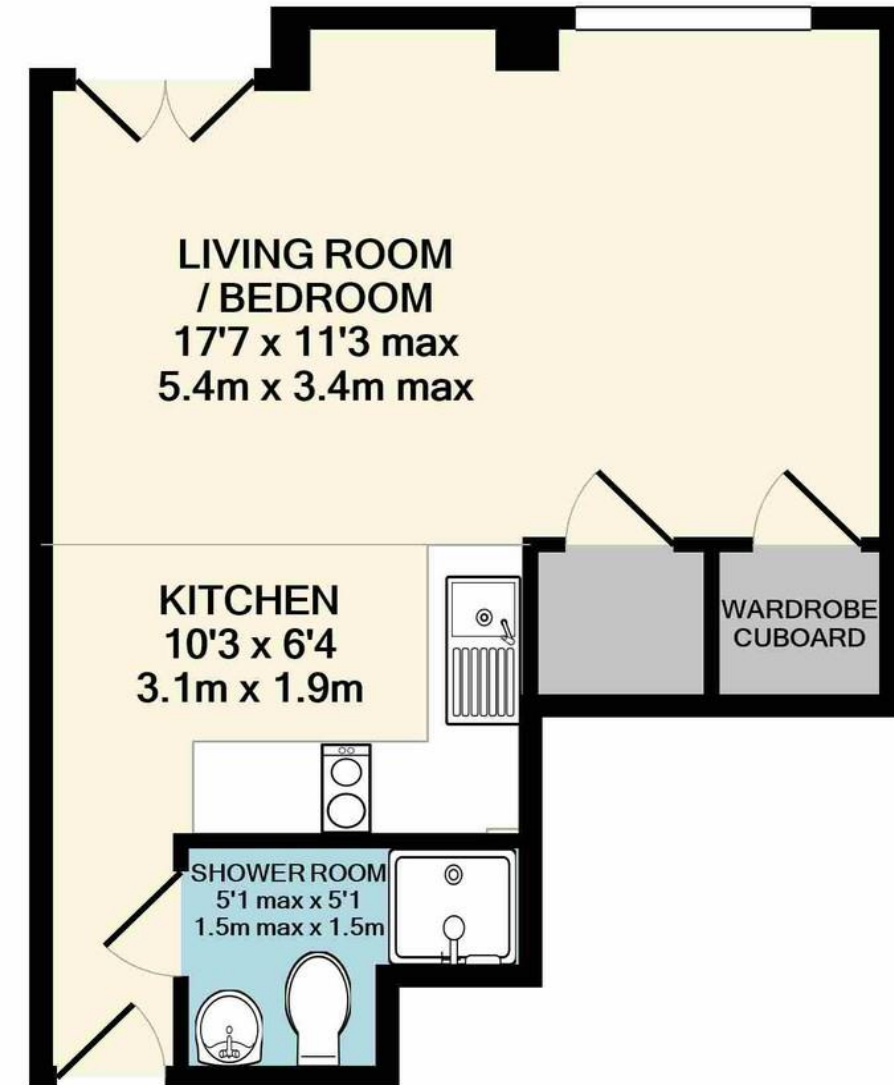
A great space for alfresco dining enjoying the beautiful landscaped communal gardens that are on offer.

ALLOCATED SECURE PARKING

An allocated parking space in the underground car park.

LEASEHOLD INFORMATION

We have been advised there is a 125 year lease on the apartment which commenced in 2005, the remaining years left are approximately 109 years. Ground rent from December 2020 - December 2021 was £238.00. Current monthly maintenance payment is £140.00.



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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