



Northernhay Place, Exeter, Devon, EX4 3QL



4b Northernhay Place

, Exeter, Devon

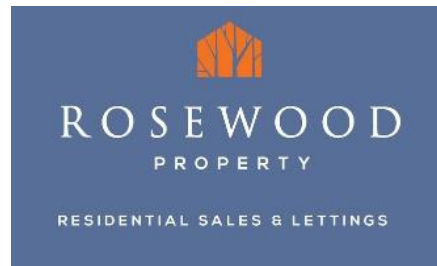
Two Double Bedroom Apartment | Ground Floor

Central Location | Open Plan Kitchen / Living Area

Garden | No Onward Chain Complications

Grade II Listed | Council Tax Band C

Leasehold | EPC E



6 Northernhay Place, Exeter, Devon, EX4 3QJ

Email: info@Rosewood-Property.co.uk

Telephone: 01392 247700

www.rosewood-property.co.uk



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Central Living at it's finest, this **TWO DOUBLE BEDROOM** ground floor Apartment with it's alluring exterior which does set the scene from the moment you look at its imposing Grandeur! This Apartment doesn't disappoint as it radiates character, charm, has been sympathetically restored to offer Modern Living with period features together with comfortable capacious living and a courtyard garden.

SITUATION

The property lies within a central City location of the Cathedral City of Exeter and in close proximity to restaurants, bars, cinema's, the shopping facilities of Princesshay and the High Street. Northernhay Gardens is a short walk away from the Apartment and Exeter's Central Train Station is also within 5 minutes walking distance. A plethora of facilities are located within a short distance which include Exeter's recent state of the art leisure centre St Sidwell's Point just a 5 minute walk away.

DIRECTIONS

From Paris Street within the City Centre proceed past Exeter City Council's offices heading towards John Lewis Department store. Proceed past John Lewis and at the cross roads turn left at the traffic lights onto Bailey Street, then immediately right onto Northernhay Place where the property will be situated on the left hand side just before Northernhay Gardens.

SERVICES

All relevant services electricity, water and drainage are all on the mains.

LEASEHOLD INFORMATION

A 999 year lease commenced on the 12 March, 2004, there are approximately 980 years remaining on the lease.

There is No ground rent payable.

Important Information

Tenure: Leasehold

Local Authority:

Council Tax: £1,835

Sale By: Private Treaty

Guide Price: £265,000

Type of Property: Apartment

EPC Rating: Energy Efficiency Rating E.

Viewing - Viewing is strictly by prior appointment with Rosewood Property

Rosewood Property Residential Sales & Lettings

6 Northernhay Place

Exeter

Devon

EX4 3QJ

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The service charge for the year of 1st February 2022 to 31st January 2023 was £1,050.68.

Property Managers of the building are Blenheims of Painton, Devon.

A share off the FREEHOLD is included with this Apartment.

AGENTS NOTES

An excellent choice and home to enjoy all what the central City of Exeter has to offer, with a long lease and a part of the Freehold this is a very attractive property that comes onto the market.

Contact Brett Hampton for Valuations and Sales

Telephone: 01392 247700 Website: www.rosewood-property.co.uk

GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	52 E
21-38	F		
1-20	G		



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