



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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

Tenure
 Leasehold
 Council Tax Band
 A

Viewing Arrangements
 Strictly by appointment
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 Exeter
 Devon
 EX4 3QJ
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info@Rosewood-Property.co.uk
 01392 247700

Flat 4, 4 Richmond Road, Exeter EX4 4JA

Asking Price £185,000

Fantastic First Time Buy or Investment Property - Superb Central City location next door to the Clock Tower! College, University and all amenities on the doorstep as well as all public transport links within a few minutes walk. Second Floor Flat with Two bedrooms, Living room, Kitchen and Bathroom. Ready to stamp with your own style! No Onward Chain.

- IDEAL FIRST TIME BUY OR INVESTMENT
- TWO DOUBLE BEDROOMS
- SECOND FLOOR APARTMENT
- POPULAR CENTRAL CITY LOCATION
- PERMIT PARKING
- NO ONWARD CHAIN



Property Description

Spacious and Light Two Bedroom Flat situated on the Second Floor within a Beautiful Grade II Listed Building in the sought after Location of Richmond Road.

Superb central location right next door to the Clock Tower! City Center, College, University and all amenities on the doorstep as well as Exeter Central Train Station, St David's Train Station and all public transport links within a few minutes walk.

There are Five Flats within the Building.

Leasehold Term : 999 years from 25th March 1987

Service Charge: £600.00 per year.

The owner is required to become a Director of the Management company upon Legal Completion.

Parking: Exeter City Council Residents Permit Parking/Bystock Terrace car park.

HALLWAY with built in cupboard, leading to Living Room, Bathroom & Bedrooms.

LOUNGE 15' 10" x 9' 10" (4.84m x 3.00m) Original Single Glazed Wooden Sash Window, with electric heater.

KITCHEN 8' 9" x 8' 5" (2.67m x 2.58m) with a range of base and wall units, sink with drainer and space for free standing cooker, washing machine and fridge. A fire escape door is situated within the kitchen with no access unless in the case of an emergency evacuation.

BATHROOM 7' 5" x 5' 6" (2.27m x 1.69m) with white sanitary ware, with shower over bath.

BEDROOM ONE 10' 6" x 10' 6" (3.21m x 3.21m) Original Single Glazed Wooden Sash Window, with electric heater.

BEDROOM TWO 13' 7" x 8' 9" (4.16m x 2.67m) Original Single Glazed Wooden Sash Window, with electric heater.

PROPERTY INFORMATION Local Authority: Exeter City Council

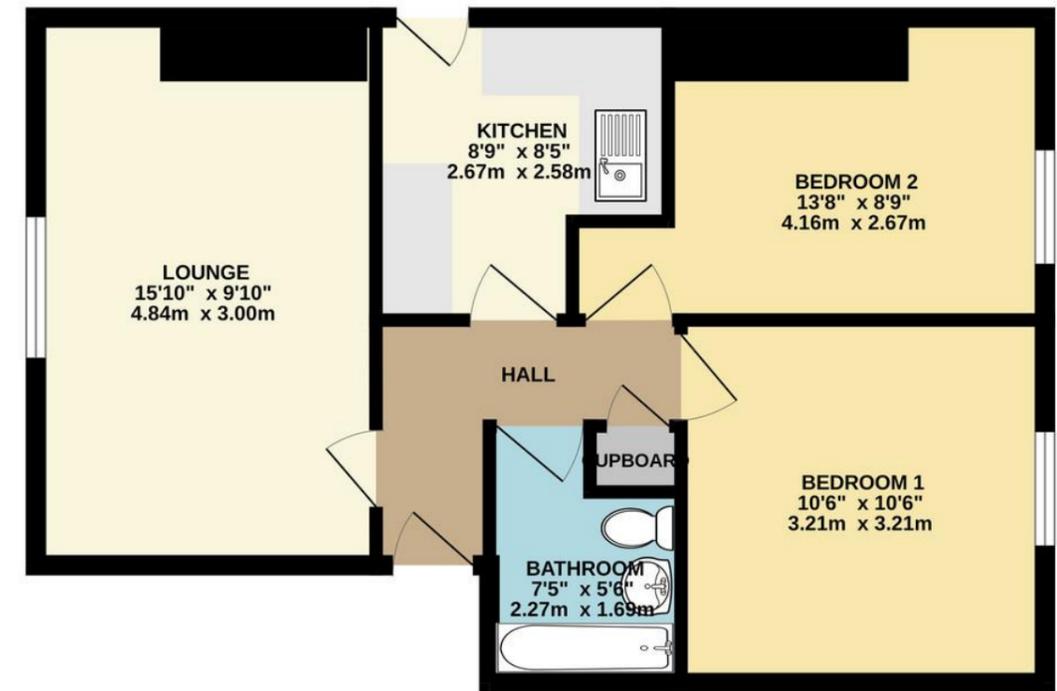
Services: Mains Electricity, Mains Water and Drainage.

Council Tax Band: A

This property is within a Conservation Area and has Grade II Listed Building Status.

For more information or to view this property please contact Rosewood Property.

GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TWO BEDROOM MID-FLOOR FLAT

TOTAL FLOOR AREA: 506 sq.ft. (47.0 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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