



**60 CONSTANTINE HOUSE, NEW NORTH ROAD, EXETER, EX4 4JH**

**Winkworth**



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Located ideally close to the city centre. This development offers a selection of modern spacious apartments with underground parking and lovely communal gardens . Benefiting from Two double bedrooms, two bath/shower rooms The property is offered in good condition throughout and No Onward Chain

At a glance...

- Two Double Bedroom Apartment
  - Living/Dining Room with Balcony
  - Kitchen With Built-in Appliances
  - Family Bathroom & En-suite Shower Room
  - Well Maintained Communal Grounds
  - Residence Allocated Parking
  - Good Condition Throughout
  - City Centre Location
  - No Onward Chain
  - All Mains Services Connected
  - Council Tax Band C
  - Exeter City Council
  - Lease: 125 Years From 2005
  - Ground Rent £212 per annum
  - Service Charge £1800 per annum
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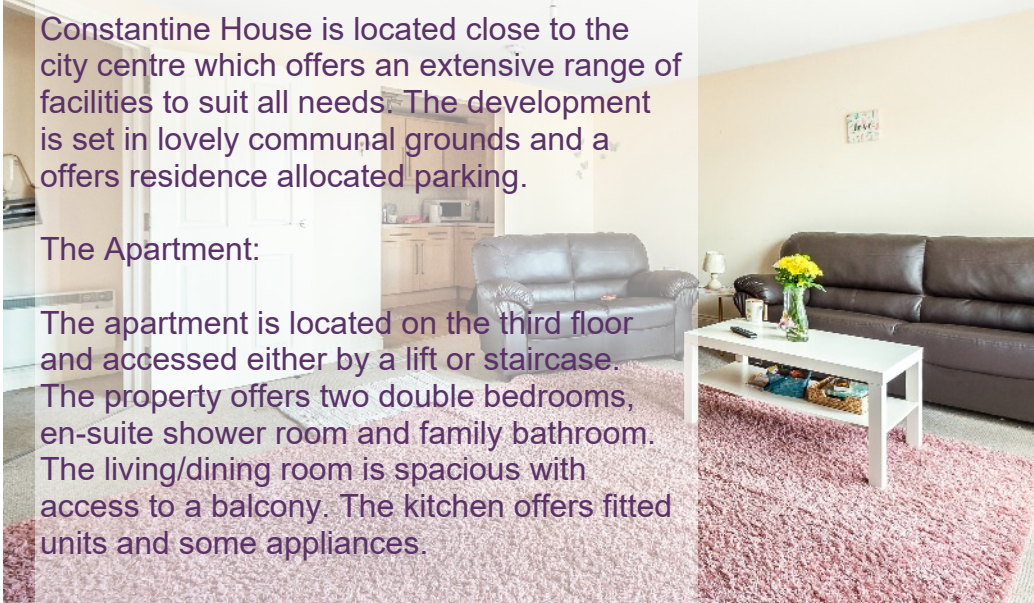
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Constantine House is located close to the city centre which offers an extensive range of facilities to suit all needs. The development is set in lovely communal grounds and offers residence allocated parking.

#### The Apartment:

The apartment is located on the third floor and accessed either by a lift or staircase. The property offers two double bedrooms, en-suite shower room and family bathroom. The living/dining room is spacious with access to a balcony. The kitchen offers fitted units and some appliances.



#### Outside:

Well maintained communal grounds with areas of lawn and patio areas, ideal for those sunny days to sit out and enjoy the weather. In addition to the grounds are open air residential parking and underground secure parking. The property also offers a lovely balcony overlooking the local residential area.

#### Additional Information:

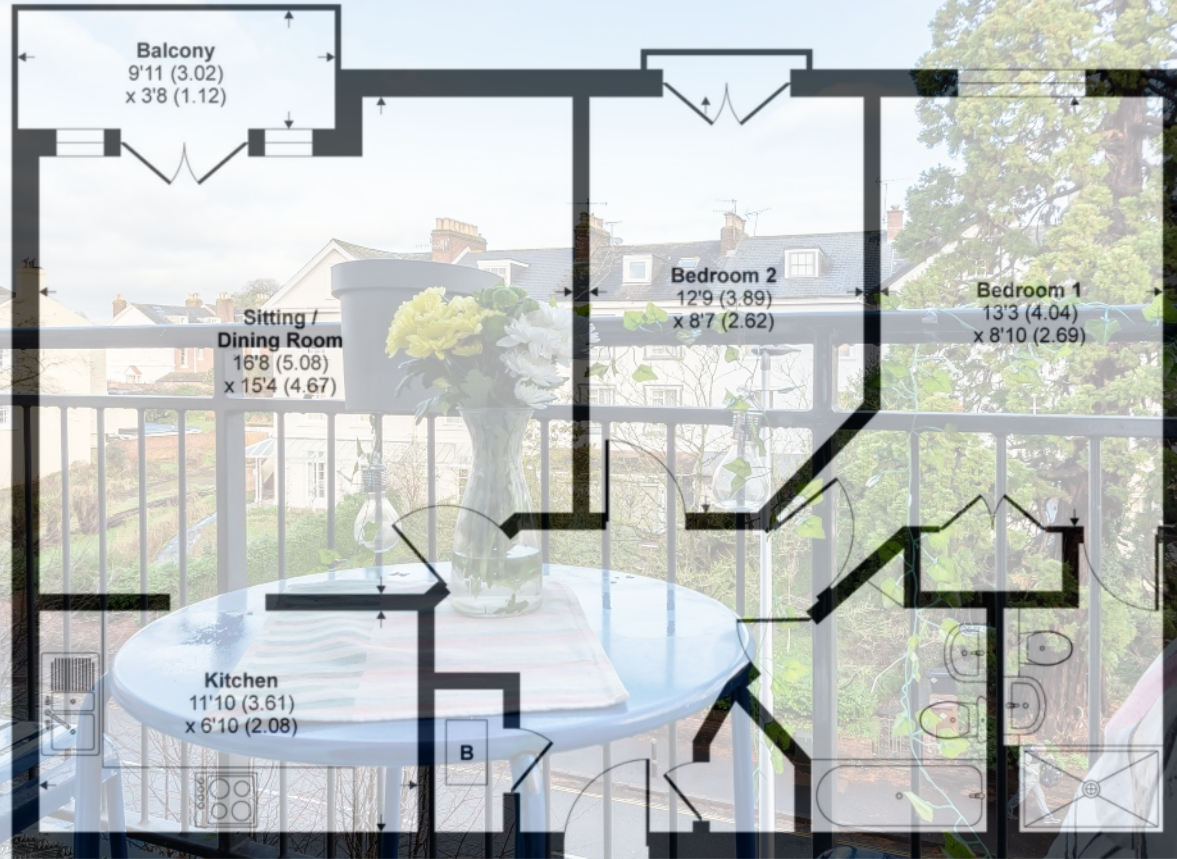
The property could be an ideal investment opportunity. Winkworth have let the property for many years. Current rental income, £850 pcm. There is potential for this to be increased.



# New North Road, Exeter, EX4

Approximate Area = 777 sq ft / 72.2 sq m

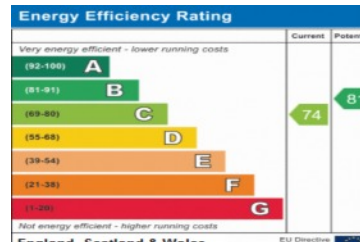
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## Exeter office

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