



8 NORTHGATE COURT, LOWER NORTH STREET, EXETER, EX4 3EA

Winkworth



Northgate Court is ideally located for access to the city centre, Exeter University and a short walk to the River Exe. This top floor apartment is offered in good condition throughout. With two double bedrooms, spacious partial open plan living/kitchen area and family bathroom. The property is bright and airy and would make an ideal first time or investment purchase.

- At a glance...
- Two large double bedrooms
- Good Size Partial Open Plan Living/Kitchen

Area

- Kitchen Area With Some Fitted Appliances
- Re-Fitted Family Bathroom
- Spacious accommodation
- Good Condition Throughout
- Share of Freehold
- Easy Access to Exeter City Centre
- Viewing Highly Recommended

Utilities ...

- Electric, Mains Water & Drainage Connected
- Share of Freehold
- Lease 999 years from 1978
- Service Charge £89.25 per month
- Ground Rent £10 per annum
- Exeter City Council Tax Band B

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Located close to the city centre, this spacious two double bedroom apartment is offered in good condition throughout.

The Accommodation:

The property is accessed via a communal staircase. Upon entering the apartment into the entrance hall, this gives you access to all the accommodation. The living/kitchen area is partially open plan; the living area is a bright and spacious area with two sash windows to the front. The Kitchen is finished in white gloss with some built-in appliances. The two bedrooms are of a good size; the main bedroom is a very good double with two sash windows to the front and is bright and airy. Bedroom two is a rear aspect and is a double sized room. The family bathroom is fitted and finished with a white suite and wall tiling and sash window to the rear.

The property is offered with replacement electric heaters to all rooms. Offered with a very long lease and reasonable services charges, this property would make a very good first time or investment opportunity.

The Location:

Located in the city centre and within walking distance to the university, Exeter college and river side/ historic quay. The city offers extensive facilities, such as some major high street shops, restaurants, in addition to the local traders. Exeter offers excellent transport and major road links to other parts of the country. Exeter also sits perfectly between Devon's two beautiful coastlines and national parks, Dartmoor and Exmoor.

The city offers an excellent selection of schools for all ages, both private and state schools. Excellent hospitals, sporting and leisure facilities.



Lower North Street, Exeter, EX4

Approximate Area = 585 sq ft / 54.3 sq m

Limited Use Area(s) = 20 sq ft / 1.8 sq m

Total = 605 sq ft / 56.2 sq m

For identification only - Not to scale

Denotes restricted head height

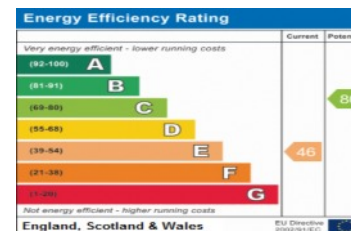


SECOND FLOOR

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See things differently.