



Marcus House, New North Road, Exeter, EX4 4JN

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk
Tiverton: 01884 675 675
tiverton@winkworth.co.uk



DESCRIPTION:

INVESTMENT OPPORTUNITY WITH NO ONWARD CHAIN

A lovely 2nd floor studio apartment situated in the popular Marcus House, a great location and within minutes walking distance to Exeter Central Station, the city centre, Exeter College and within close proximity to The University of Exeter.

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.

Communal Entrance with secure fob entry system, stairs or lift rising to the second floor.

Reception area with intercom system, door to large airing cupboard housing the hot water tank with slatted shelving over, another door housing the electric meter and fuse box with built in shelving and hanging rail.

Open plan living space, a lovely light room with double glazed window and French doors opening onto the private balcony, electric heaters.

The kitchen area is fitted with a range of wall and base units and drawers, rolled worktops with stainless steel sink with mixer tap. Electric hob with electric oven below with extractor over. Plumbing for washing machine and space for fridge freezer.

The shower room is fitted with a modern white suite - low level WC, fully tiled shower, pedestal wash hand basin, shaver point, extractor fan and heated towel rail.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use Thirdfort to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



AT A GLANCE:

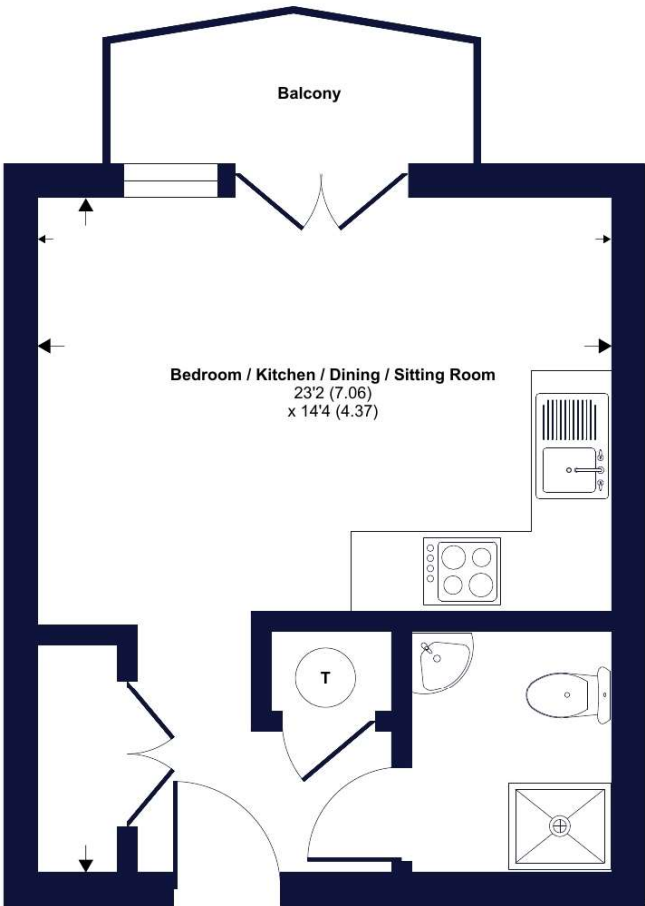
- Large Living Area
- Modern Kitchen
- Shower Room
- Electric Heating
- Upvc Double Glazed French Doors
- Private Balcony
- Great Central Location
- Ideal Investment Property

PROPERTY INFORMATION:

- Freehold
- Council tax Band: A
- Mains Electric, Water and Drainage.
- Lease Information:
- 125 Years Commencing in 2005
- Service Charge £1064.89 pa
- Ground Rent £210.48 pa

New North Road, Exeter, EX4

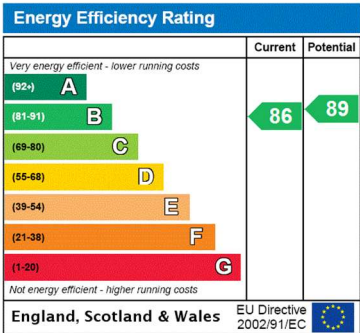
Approximate Area = 241 sq ft / 22.3 sq m
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 961473



NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk