



48 RICHMOND COURT, EXETER, DEVON, EX4 3RA

Winkworth



INVESTORS: A beautifully presented two double bedroom apartment located within the heart of Exeter city centre with off-road parking and balcony, current let on a fixed term until August 2023.

At a glance..

- Investment Property
- Current Income Of £13,200
- Apartment
- Two Double Bedrooms
- Modern throughout
- Large Kitchen/dining room
- City Centre Location
- Balcony
- Off-road parking
- Lift in the building
- No Onward Chain

Services...

- All Main Services Connected

Tenure:

Tenure: Leasehold, 150 years starting in June 2005.

Service charge: £522.84 every six months

Ground rent: £134.64 per annum.

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INVESTORS ONLY - A fantastic opportunity to purchase this two bedroom apartment on the third floor let out on a fixed term until august at £13,200

Richmond court is situated in the heart of Exeter city centre with easy access to Exeter central train station, and the amenities of Exeter city centre.

Property:

Richmond court is a third-floor apartment which can be accessed via a lift or stairs. It is modern throughout. The sitting/dining room is large with plenty of space for sofas and a dining table. There is plenty of light due to the dual aspect windows and balcony which provides a nice outside space. The kitchen comprises of wooden floor and wall storage units with cream work surfaces the gas hob, oven and sink are all integral with space for a fridge freezer, washing machine and dishwasher.

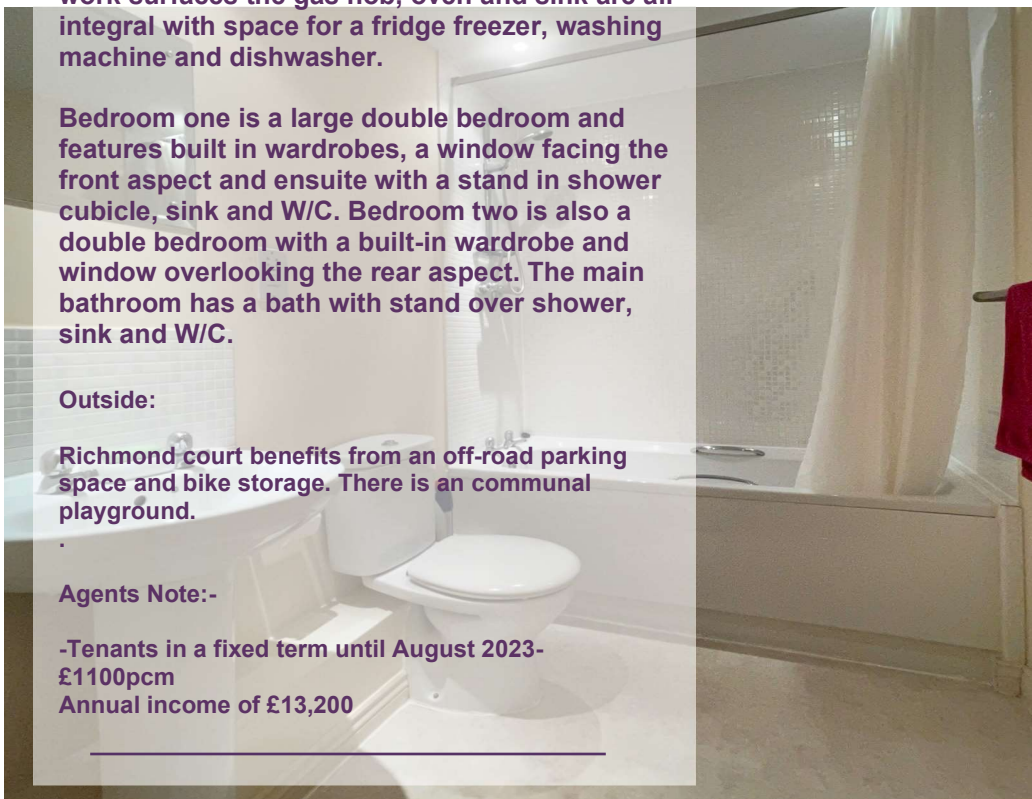
Bedroom one is a large double bedroom and features built in wardrobes, a window facing the front aspect and ensuite with a stand in shower cubicle, sink and W/C. Bedroom two is also a double bedroom with a built-in wardrobe and window overlooking the rear aspect. The main bathroom has a bath with stand over shower, sink and W/C.

Outside:

Richmond court benefits from an off-road parking space and bike storage. There is an communal playground.

Agents Note:-

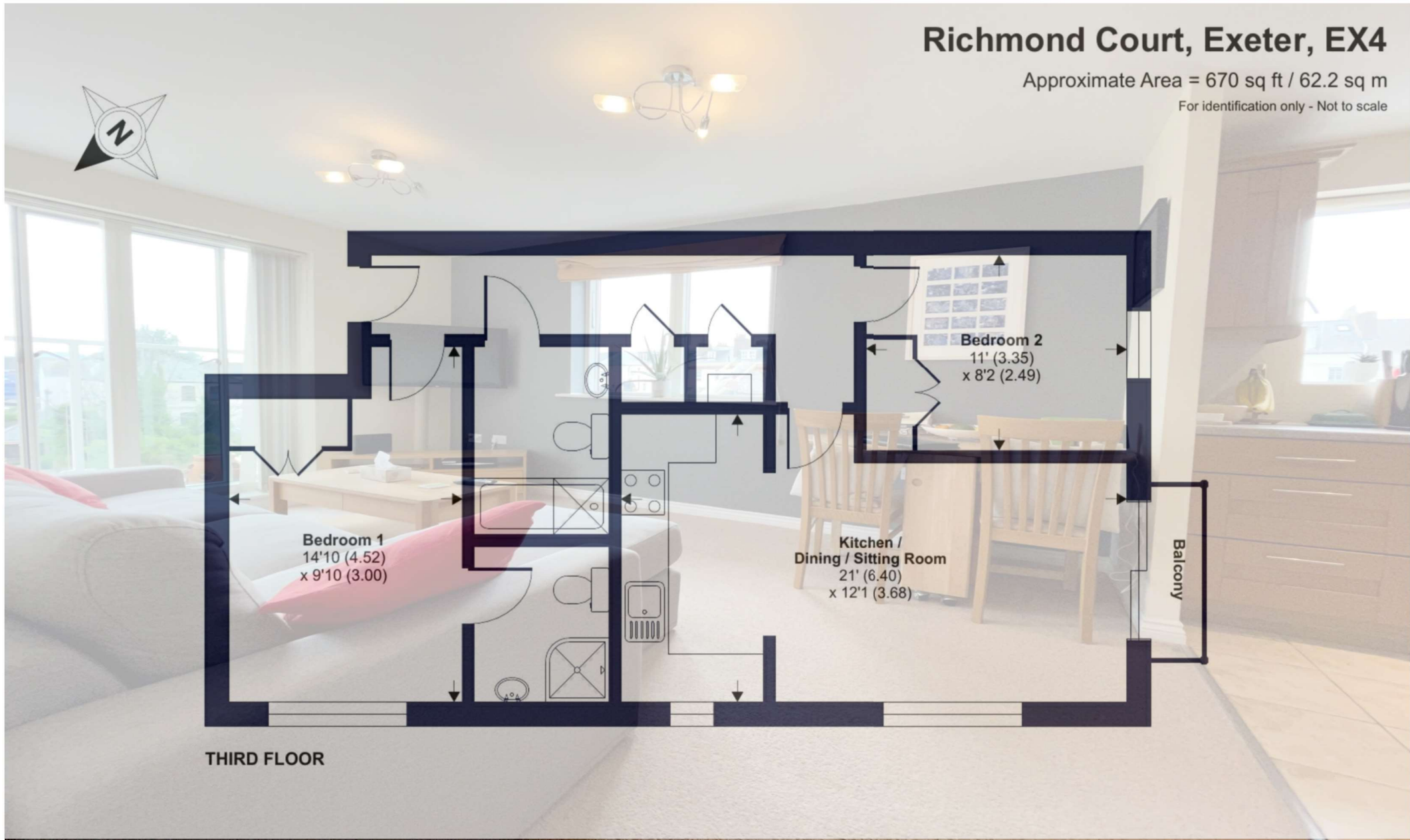
**-Tenants in a fixed term until August 2023-
£1100pcm
Annual income of £13,200**



Richmond Court, Exeter, EX4

Approximate Area = 670 sq ft / 62.2 sq m

For identification only - Not to scale



THIRD FLOOR

Bedroom 1
14'10 (4.52)
x 9'10 (3.00)

Bedroom 2
11' (3.35)
x 8'2 (2.49)

**Kitchen /
Dining / Sitting Room**
21' (6.40)
x 12'1 (3.68)

Balcony

Exeter office

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc.eu.com			



See things differently.