



Flat 3, 79 Blackboy Road Exeter, EX4 6TB

An exciting opportunity to acquire this modernised and stylish first floor apartment with 2 double bedrooms, large open-plan kitchen/living room and a shower room.

The property comes with some attractive features including the home comforts of gas central heating & uPVC double glazing, laminate flooring and a well appointed kitchen with a movable island unit.

The property has its own private parking space and is situated in a very convenient location close to the city centre and walking distance of the hospitals and Exeter University. St Luke's Campus is located on the east side of the city centre and Streatham Campus across the city to the north-west.

The property benefits from a 999yr lease which started in 1983. There is no management company and no service charge. The flat owners willingly cooperate for the common purpose of maintaining the property and contribute to any repairs when necessary. Only very recently the communal hall and stairs have been redecorated and re-carpeted from top to bottom and scaffolding erected for a completely new roof which should be completed soon.

Strong interest anticipated and early viewings recommended.

Guide Price £210,000

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Exeter, EX4 6TB



- PRICED TO SELL - MOTIVATED SELLER!
- Perfect First Home/Investment Property
- Large Open-Plan Kitchen/Living Room
- PRIVATE PARKING SPACE (behind building)
- NO ONWARD CHAIN
- Close Proximity to City Centre, Hospitals & University
- 2 Double Bedrooms, Shower Room
- STRIKING FIRST FLOOR APARTMENT
- Communal Entrance Hall & Stairs
- Gas Central Heating & uPVC Double Glazing

Communal Entrance Hall

Communal Stairs/Landing

On the First Floor

Landing

Flat 3

Kitchen/Living Room

20'9" x 13'6" (6.33 x 4.13)

Bedroom 1

12'2" x 8'3" (3.73 x 2.54)

Bedroom 2

8'6" x 8'1" (2.61 x 2.48)

Shower Room

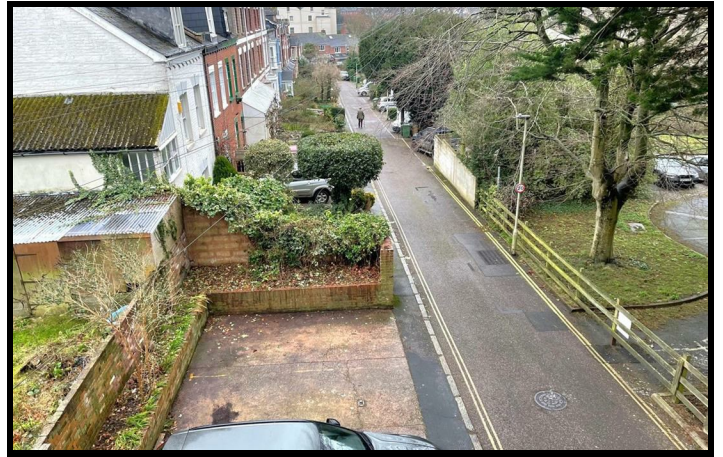
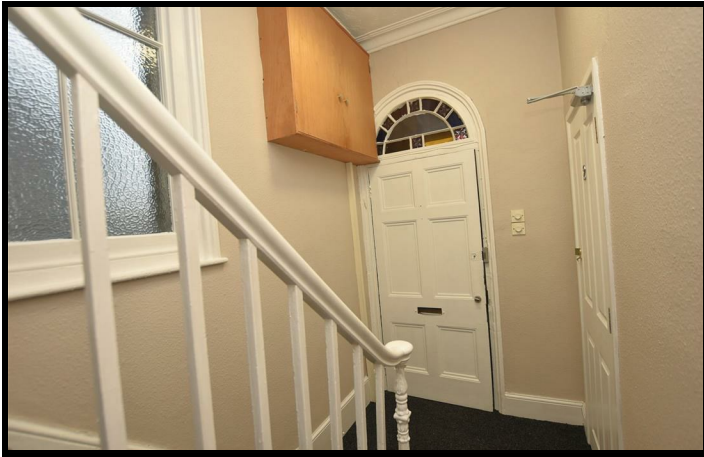
6'5" x 3'7" (1.98 x 1.11)

Private Parking Space



Directions





Floor Plan



Total area: approx. 44.4 sq. metres (477.7 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

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