



Flat F, St Loyes Court Wonford Street Exeter, EX2 5DR

A well appointed 2 bedroom second floor apartment in favoured location conveniently situated within easy walking distance of local amenities, Lidl supermarket, Ludwell Valley Park, regular bus service, hospitals, Heavitree shops and pleasure park. The property is offered in modernised and well maintained condition and is likely to appeal to young first time buyers and discerning landlords seeking a well placed property for the rental market lying so close to the Royal Devon & Exeter Hospital. Noteworthy features include the installation of secondary double glazing, gas central heating, garage underneath the apartment block and a parking space in front of the garage. The garage is a generous size and comes with a power and water supply.

Asking Price £162,500

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- VENDOR BUYING with NO ONWARD CHAIN!
- Kitchen, Shower Room
- Rear Access Walkway/Balcony
- Communal Drying/Seating Area
- Perfect First Home or Investment Property
- Gas Central Heating
- Spacious Garage (with power & tap)
- Entrance Hall, Lounge/Diner
- Secondary Double Glazing
- Private Parking Space (front of garage)

Entrance Hall

Lounge/Dining Room

15'0" x 9'6" (4.59m x 2.92m)

Kitchen

7'5" x 7'3" (2.28m x 2.22m)

Bedroom 1

9'9" x 9'1" (2.99m x 2.77m)

Bedroom 2

8'2" x 7'4" (2.50m x 2.26m)

Shower Room

5'6" x 4'9" (1.70m x 1.47m)

Garage

20'6" x 9'3" (6.26m x 2.83m)

Off Road Parking Space

Location Information

Lease Information

Service Charge - £992.28 P.A.

Management Company/Shared

Freehold

Managing Agent - First Port



Directions





Floor Plan



Total area: approx. 57.7 sq. metres (621.5 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	74
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		