



**15 JULIUS HOUSE
NEW NORTH ROAD
EXETER
EX4 4HG**



£200,000 LEASEHOLD



A stylish purpose built first floor apartment occupying a highly convenient central position within walking distance of Exeter city centre, university campus and Central railway station. Presented in good decorative order throughout. Two double bedrooms. Ensuite shower room to master bedroom. Reception hall. Spacious lounge/dining room. Private balcony. Kitchen. Bathroom. Secure underground car parking space. Well kept and maintained communal gardens. No chain. Ideal first time buy/investment purchase. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Front communal door, accessed via telephone intercom, to:

COMMUNAL HALLWAY

Stairs or lift lead to:

FIRST FLOOR (LEVEL ONE) COMMUNAL LANDING

Private door leads to:

RECEPTION HALL

A spacious hallway. Electric heater. Telephone point. Telephone intercom. Storage cupboard housing hot water tank and fitted shelf. Additional storage cupboard with fitted shelving also housing consumer unit and electric meter. Door to:

LOUNGE/DINING ROOM

14'10" (4.52m) x 13'6" (4.11m) excluding recess. A light and spacious room. Telephone point. Television aerial point. Electric wall heater. uPVC double glazed double opening doors, with matching full height side windows, providing access to:

PART COVERED BALCONY

From lounge/dining room, square opening to:

KITCHEN/BREAKFAST ROOM

11'10" (3.61m) x 6'10" (2.08m). Fitted with a range of base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer. Fitted electric oven. Four ring electric hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Space for small table and chairs.

From reception hall, door to:

BEDROOM 1

13'2" (4.01m) excluding wardrobe space and door recess x 8'8" (2.64m). Electric wall heater. Built in double wardrobe. Telephone point. Television aerial point. uPVC double glazed window to front aspect. Door to:

ENSUITE SHOWER ROOM

A matching white suite comprising good size tiled shower enclosure with fitted mains shower unit. Wash hand basin set in vanity unit with modern style mixer tap and cupboard space beneath. Low level WC with concealed cistern. Shaver point. Electrically heated towel rail. Inset LED spotlights to ceiling. Extractor fan.

From reception hall, door to:

BEDROOM 2

12'10" (3.91m) maximum x 8'8" (2.64m). Electric wall heater. uPVC double glazed window to front aspect.

From reception hall, door to:

BATHROOM

7'2" (2.18m) maximum x 7'0" (2.13m). A matching white suite comprising panelled bath with modern style mixer tap including shower attachment, folding shower screen and tiled splashback. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Shaver point. Extractor fan. Electrically heated towel rail.

OUTSIDE

The property benefits from the use of the communal gardens and grounds and also has the benefit of a secure allocated parking space (numbered B15).

TENURE

Leasehold. We have been advised the lease expires on 1st January 2130.

GROUND RENT

The current ground rent is £238.92 per annum

MAINTENANCE CHARGE

The current charge is £238.57 per month.

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric

Heating: Electric heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band C (Exeter)

DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue to the top of the road and at the traffic light junction turn right into New North Road and continue along. At the mini roundabout take the 1st exit left into New North Road and proceed along where Julius House will be found on the left hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more checks into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

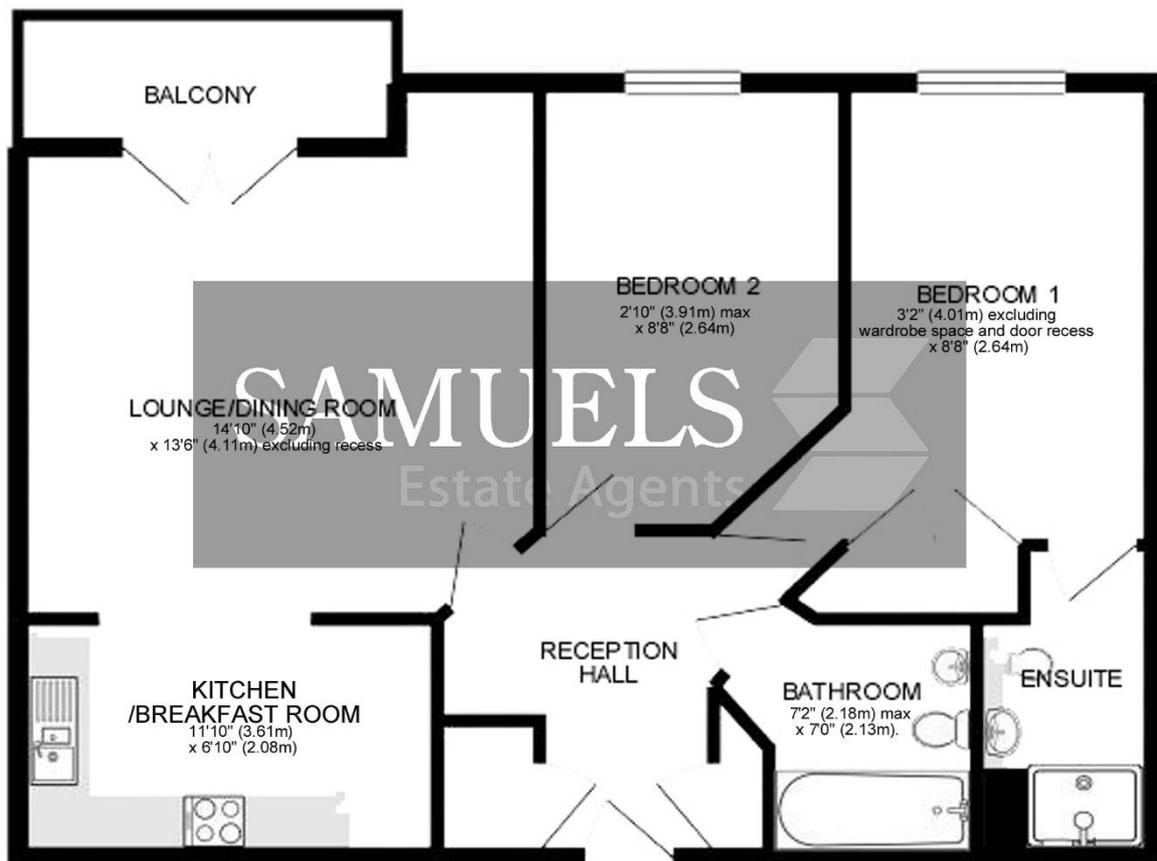
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/0226/9142/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		