



**Crescent Mansions
Mount Radford Crescent
Exeter
Devon
EX2 4ER**

Offers in Excess of £123,000

bettermove

Mount Radford Crescent Exeter

Bettermove are proud to present this 1 bedroom studio flat in Exeter available with no forward chain.

The property benefits from double glazing and has off street parking available via an allocated parking space. The council tax band is A.

This is a leasehold property with 158 years remaining on the lease; the ground rent and the service charge is combined at approximately £1,000 per annum.

The interior of this well presented studio comprises a spacious studio room, separate fitted kitchen and bathroom on the second floor of the building.

Located in a popular residential area of Exeter, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Exeter Central and St Thomas Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

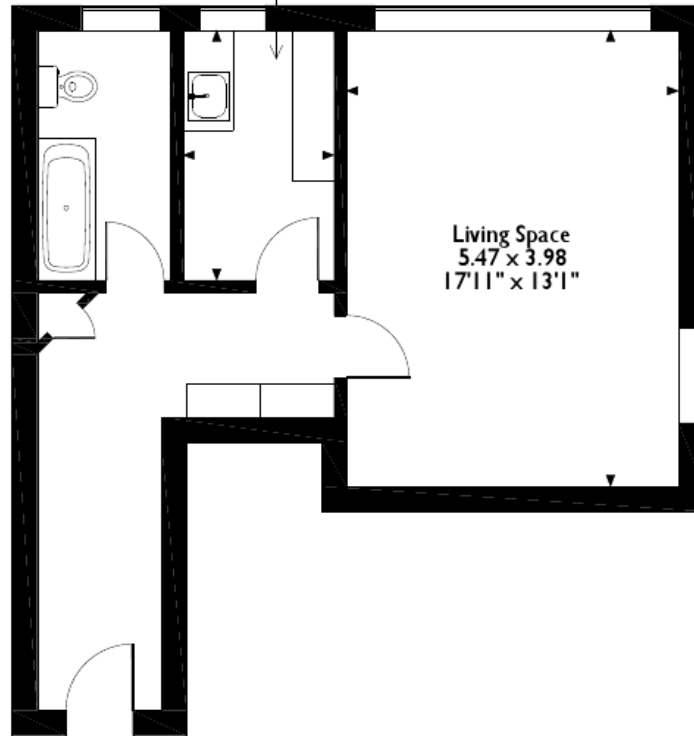
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Crescent Mansions, Mount Radford
 Crescent, Exeter, Devon
 Approximate Gross Internal Area
 44 Sq M/474 Sq Ft
 Kitchen
 2.99 x 1.81
 9'10" x 5'11"



Second Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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