



**3B HAMPDEN PLACE
ALPHINGTON STREET
EXETER
EX2 8AP**



OFFERS IN EXCESS OF £120,000 LEASEHOLD



An opportunity to acquire a beautifully presented much improved and modernised first floor studio apartment occupying a fabulous position within close proximity to local amenities, quayside and Exeter city centre. Sitting room/bedroom. Inner hallway. Modern kitchen/breakfast room with double balcony to front aspect. Modern bathroom. Ideal first time buy/investment/student purchase. New lease extension. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door leads to:

COMMUNAL HALLWAY

Stairs leading to:

FIRST FLOOR

Private door leads to:

SITTING ROOM/BEDROOM

14'2" (4.32m) x 11'6" (3.51m). A light and spacious room. Television aerial point. Telephone point. Picture rail. Coved ceiling. Smoke alarm. Fitted concealed pull down double bed. Sash window, with window shutters, to rear aspect with outlook over neighbouring area. Door leads to:

INNER HALLWAY

Picture rail. Electric consumer unit. Smoke alarm. Electric radiator. Built in cupboard/wardrobe with electric light. Fitted shelving and hanging rail. Door to:

BATHROOM

A refitted modern matching white suite comprising 'P' shaped panelled bath with fitted shower unit over and glass shower screen. Wash hand basin set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Tiled wall surround. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling. Airing cupboard housing hot water tank.

From inner hallway, door to:

KITCHEN/BREAKFAST ROOM

14'0" (4.27m) maximum x 7'0" (2.13m) maximum. A refitted modern kitchen comprising a range of matching base, drawer and eye level cupboards with concealed lighting. Solid beech worktops, incorporating breakfast bar, with tiled splashback. Single drainer sink unit with mixer tap. Plumbing and space for washing machine. Space for electric cooker with filter/extractor hood over. Space for upright fridge freezer. Picture rail. Coved ceiling. Two glass panelled double opening French doors, with window shutters, lead to:

DOUBLE BALCONY

With outlook over neighbouring area and beyond.

TENURE

Leasehold. We have been advised that a lease term of 161 years was granted in 1987.

GROUND RENT

£100 per annum.

SERVICE CHARGE

£800.00 per annum

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: Electric Heating

Mobile: Indoors: Three limited, EE, O2 and Vodafone likely - Outdoors – EE, Three, O2 and Vodafone likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Low risk, Surface water – Medium Risk

Mining: No risk from mining

Council Tax: Band A

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 1st exit left into Alphington Street and at the traffic light junction proceed straight ahead and Hampden Place will be found on the left hand side opposite the Riverside leisure centre.

VIEWING

Strictly by appointment with the Vendor's 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 investigations 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 investigate 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.

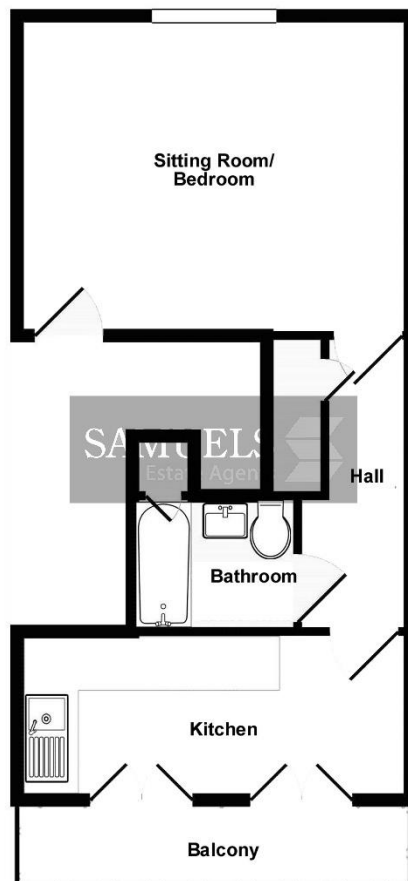
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0224/8565/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
EPC Not Required Grade II Listed			
39-54	E		
21-38	F		
1-20	G		