

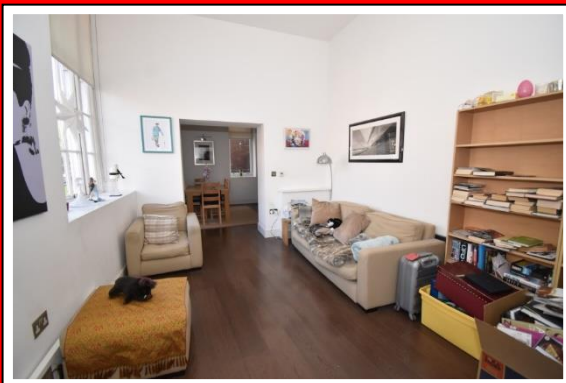


**4 CATHEDRAL COURT  
SOUTHERNHAY EAST  
EXETER  
EX1 1AF**

PROOF COPY



**GUIDE PRICE £270,000-£280,000 LEASEHOLD**



**A stylish luxury apartment located within the Southernhay district of Exeter city centre providing good access to all local amenities. Light and spacious well proportioned living accommodation. Reception hall. Sitting room. Modern kitchen/dining room. Utility room. Double bedroom. Modern bathroom. Underfloor heating. Private allocated parking space. Secure telephone intercom access. A great first time buy/investment purchase. No chain. Viewing highly recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Communal front door, accessed via telephone intercom, to:

### **COMMUNAL LOBBY**

Keycoded security door leads to:

### **COMMUNAL RECEPTION HALL**

Stairs lead to:

### **COMMUNAL FIRST FLOOR LANDING**

Private door leads to:

### **RECEPTION HALL**

Thermostat control panel. Alarm junction panel. Electric consumer unit. Inset LED spotlights to feature high ceiling. Smoke alarm. Door to:

### **SITTING ROOM**

15'0" (4.57m) x 10'6" (3.20m). A light and spacious room. Inset LED spotlights to feature high ceiling. Television aerial point. Feature large glass paned sash windows to front aspect with outlook over Southgate Hotel. Large square opening to:

### **KITCHEN/DINING ROOM**

Dining area – 11'8" (3.56m) x 10'6" (3.20m). Feature high ceiling with inset LED spotlights. Smoke alarm. Large glass panelled sash window to front aspect with outlook over Southgate Hotel. Double glazed sash window to side aspect. Open plan to:

Kitchen area – 13'0" (3.96m) x 5'10" (1.78m). A modern kitchen fitted with a range of matching gloss fronted base and drawer units. Quartz work surfaces with matching splashback. Fitted oven. Four ring electric hob with filter/extractor hood over. Single drainer sink unit set within work surface with modern style mixer tap. Integrated fridge. Integrated freezer. Smoke alarm. Two double glazed sash windows to side aspect. Door to:

### **UTILITY ROOM**

6'0" (1.83m) x 5'10" (1.78m). Fitted with a range of matching gloss fronted base cupboards with quartz work surfaces and matching splashback. Single drainer sink unit, with modern style mixer tap, set within work surface. Integrated dishwasher. Integrated washing machine. Wall mounted boiler serving central heating and hot water supply. Extractor fan. Double glazed sash window to side aspect.

From reception hall, door to:

### **BEDROOM**

13'0" (3.96m) maximum into recess reducing to 9'6" (2.90m) x 11'6" (3.51m). Inset LED spotlights to feature high ceiling. Smoke alarm. Glass paned sash window to front aspect with outlook over Southgate Hotel.

From reception hall, door to:

### **BATHROOM**

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit and glass shower screen. Low level WC. Wash hand basin set vanity unit with deep drawer space beneath and modern style mixer tap. High polished tiled floor with underfloor heating. Part tiled wall surround with inset mirror. Inset LED spotlights to feature high ceiling. Extractor fan.

### **OUTSIDE**

The property benefits from a private allocated parking space which is situated to the rear of the building (Numbered '4')

### **TENURE**

Leasehold. We have been advised a lease term of 999 years was granted 25<sup>th</sup> March 2010

### **MAINTENANCE CHARGE**

The current charge is £1,400 per annum

### **GROUND RENT**

£350 per annum

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating, underfloor heating

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

Broadband: Standard & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band C

## 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 on 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 surveyors 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.

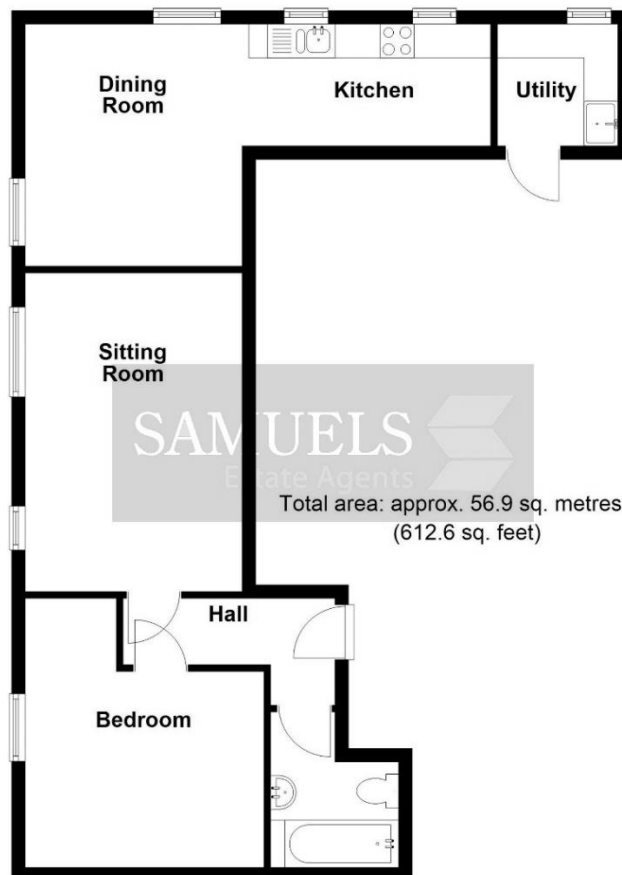
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0924/8748/AV



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		