



**APARTMENT 7
14 BEDFORD HOUSE
PRINCESSHAY SQUARE
EXETER
EX1 1LR**

PROOF COPY



£192,500 LEASEHOLD



A stylish top floor apartment occupying a highly desirable city centre position with pleasant outlook over Princesshay Square. Presented in superb decorative order throughout. Reception hall. Light and spacious lounge/dining room. Double bedroom. Modern kitchen. Modern bathroom. Private secure access via telephone intercom. Lift to all floors. Ideal first time buy/investment purchase. Highly convenient position providing good access to all local amenities including Cathedral. A stunning apartment. Long leasehold. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Front communal door (opposite Nationwide building society), accessed via telephone intercom, to:

COMMUNAL HALLWAY

Stairs or left lead to:

TOP FLOOR COMMUNAL LANDING

Private door to:

RECEPTION HALL

Laminate wood effect flooring. Telephone point. Night storage heater. Telephone intercom. Electric consumer unit. Inset LED spotlights to ceiling. Deep storage cupboard with electric light. Airing cupboard, with fitted shelf, housing lagged hot water cylinder. Door to:

LOUNGE/DINING ROOM

20'0" (6.10m) x 12'2" (3.71m) maximum reducing to 8'0" (2.44m) dining room end. A light and spacious room. Laminate wood effect flooring. Night storage heater. Telephone point. Television aerial point. Inset LED spotlights to ceiling. Sealed unit double glazed window to front aspect with outlook over Princesshay.

From reception hall, door to:

KITCHEN

10'0" (3.05m) x 7'4" (2.54m) maximum. A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashback. 1½ bowl sink unit with single drainer and mixer tap. Fitted Neff oven/grill. Four ring Neff hob with stainless steel splashback and filter/extractor hood over. Integrated washer dryer. Integrated upright fridge freezer. Laminate wood effect flooring. Inset LED spotlight to ceiling. Frosted glazed block window to front aspect.

From reception hall, door to:

BEDROOM

12'8" (3.86m) into wardrobe space x 8'8" (2.64m). Electric wall heater. Built in double wardrobe. Smoke alarm. Sealed unit double glazed window to front aspect with outlook over Princesshay.

From reception hall, door to:

BATHROOM

7'8" (2.30m) x 6'0" (1.83m). A modern matching white suite comprising panelled bath with modern style mixer tap including shower attachment and folding glass shower screen. Low level WC with concealed cistern. Wash hand basin with modern style mixer tap. Electrically heated towel rail. Shaver point. Tiled floor. Inset LED spotlights to ceiling. Extractor fan.

TENURE

LEASEHOLD. We have been advised a lease term of 176 years was granted on 19th March 2019.

SERVICE CHARGE

We have been advised the current charge is £2,437.47

GROUND RENT

The ground rent is a peppercorn rent.

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: Night storage heating

Mobile: Indoors – EE, Three, O2 and Vodafone voice and data likely

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard & Superfast

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

Mining: No risk from mining

Council Tax: Band B

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 check 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.

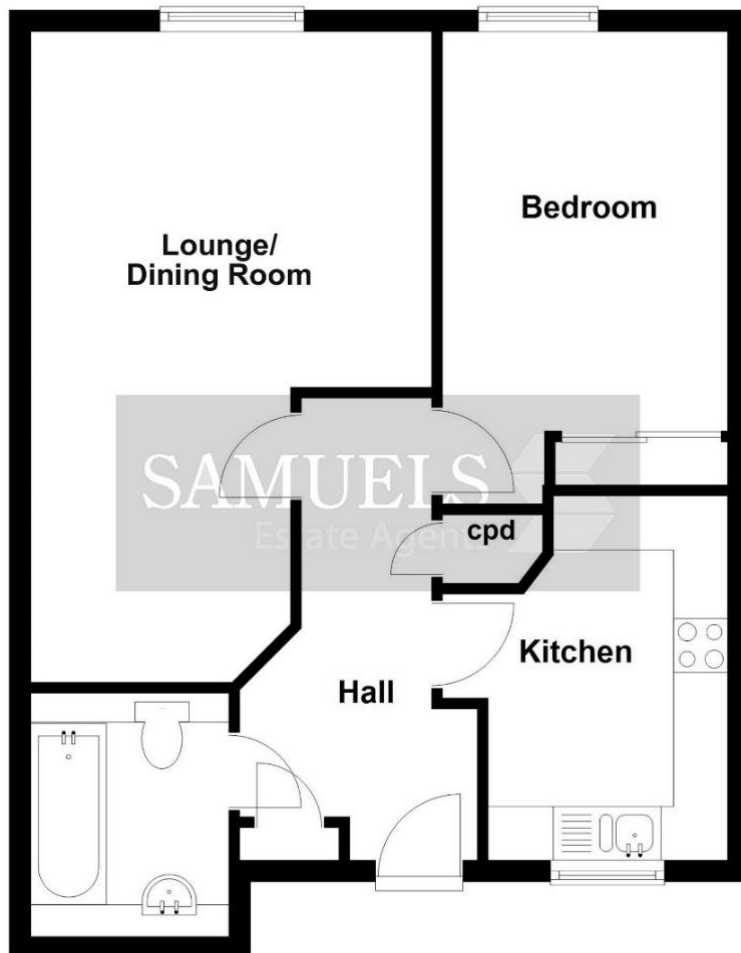
You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included 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/0224/8566/AV**



Total area: approx. 50.9 sq. metres (547.9 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		