

## Flat 2, 42 Haldon Road, Exeter, EX4 4DZ



A spacious one bedroom ground floor flat situated in a convenient residential location in Exeter. This property represents an ideal buy-to-let investment, being sold with a tenant in situ who is keen to remain. The accommodation comprises a comfortable lounge, fitted kitchen, double bedroom and a shower room. The layout is practical and well suited to professional tenants. The flat is currently let at £800 per calendar month, providing an immediate and reliable rental income from completion. Located within easy reach of local amenities, public transport links and Exeter city centre, the property continues to prove popular with tenants.

**Offers in the Region of £130,000    Leasehold    DCX02942**

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:

### Entrance Hallway

Accessed via a solid wood front door. Doors to the lounge, kitchen, bedroom one, bathroom. Wood laminate flooring.

### Lounge 15' 7" x 12' 5" (4.739m x 3.786m)

Front aspect bay window, television point, telephone point, picture rail, coved ceiling and a radiator.



### Kitchen 7' 9" x 6' 6" (2.364m x 1.987m)

Fitted range of eye and base level units, stainless steel sink with a mixer tap and a single drainer. Roll edged work surface, part tiled walls, integrated oven and hob with an extractor fan above, further appliance space and a radiator.



### Bedroom One 11' 5" x 8' 5" (3.492m x 2.576m)

Rear aspect window, wall mounted boiler and a radiator.



### Shower Room

Three piece suite benefiting from a walk in shower cubicle, low level WC, wash hand basin, part tiled walls, access to the loft void above, storage cupboard and a heated towel rail.



### Lease information

Service charges are per quarter are £507.1 The leasehold been extended in 2018 to expire in December 2177. With a current lease length of 151 years. Ground rent is peppercorn if demanded.



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