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*Flat 71, Marcus House, New North Road, Exeter, EX4 4JN*



SOUTHGATE  
ESTATES

£109,000







## *Flat 71, Marcus House*

A studio flat situated in a highly central location close to Exeter's high street. The flat is situated on the fourth floor and benefits from its own private balcony, as well as use of the well-tended communal gardens. The internal accommodation briefly consists of an entrance area with access to the shower room and to the open-plan living space.

The ideal central location enjoys many amenities nearby, including the numerous eateries and independent shops along Queen Street, as well as further shops and entertainment facilities in the city centre. There is also Central Train Station just a short distance from the flat, as well as Bury Meadow Park and Northernhay Gardens.







*Accommodation* The front door opens to the entrance area which provides access to the open-plan living space and to the shower room, along with doors to two cupboards allowing ample built-in storage. The open-plan living space enjoys double doors opening directly out to the private balcony which enjoys views across the communal gardens to the rear. The kitchen area contains a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Appliances include an integrated oven with an electric hob and extractor hood over, along with a washer/dryer and a tall fridge freezer. The shower room comprises a corner pedestal wash basin with a mixer tap over, a close-coupled WC and a shower cubicle. Additionally, there is a heated towel rail and an extractor fan.

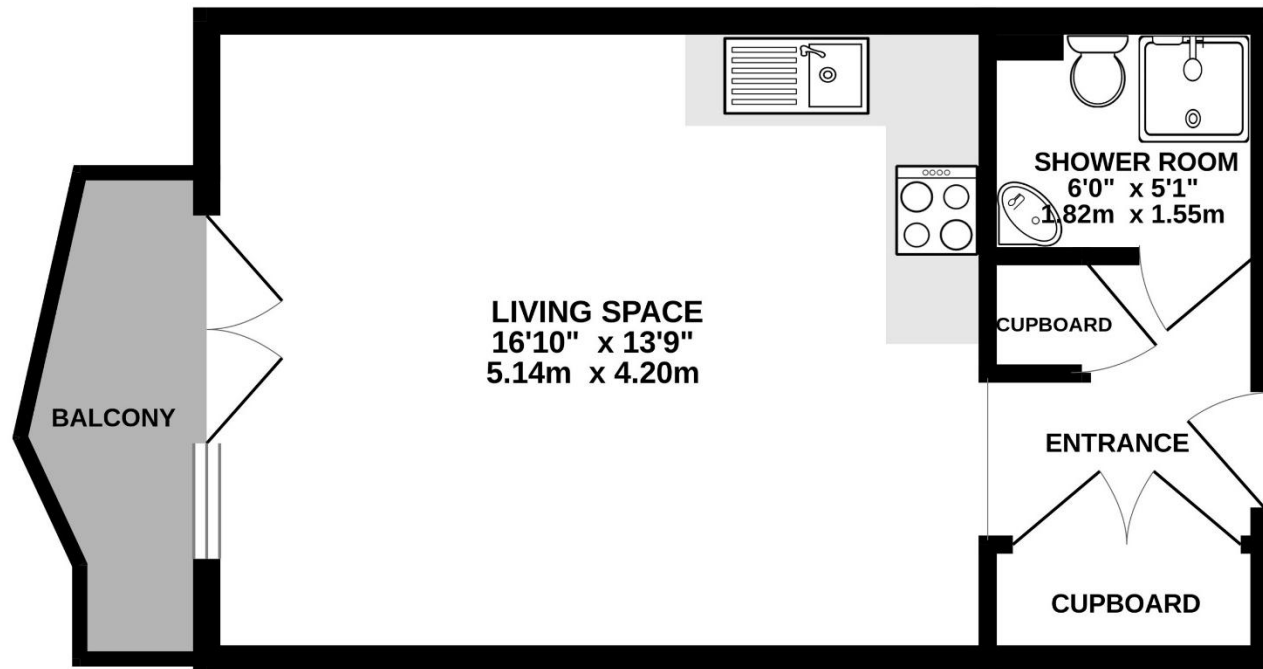
*Property Information* Tenure: Leasehold (we understand that the lease length is 125 years from 1 January 2005). Council tax band: A.

- *Studio Flat*
- *Balcony*
- *Central Location*
- *Lift to all Floors*
- *Communal Garden*
- *Built-in Storage*





MARCUS HOUSE  
314 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 314 sq.ft. (29.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE

ESTATES

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk