



SOUTHGATE

ESTATES

Flat 9, Francis Court,
Barrack Road, Exeter, EX2 5EE
£225,000



Two Double Bedrooms, Lift to all Floors, Garage & Outside Store, Popular Location, No Onward Chain, Private Balcony

A spacious two double bedroom flat situated in the excellent location of St Leonard's. The property is conveniently located within close proximity of the RD&E Hospital, Exeter School, and the popular high streets of Heavitree and Magdalen Road, with a range of independent shops, cafes and eateries. There is also a regular bus service to the nearby city centre.

Internally, the accommodation consists of an entrance porch, a good-sized living room with an opening to the kitchen diner, an inner hallway, two double bedrooms and a bathroom. Externally, the property benefits from a private balcony, a garage allowing off-road parking and an outside store.



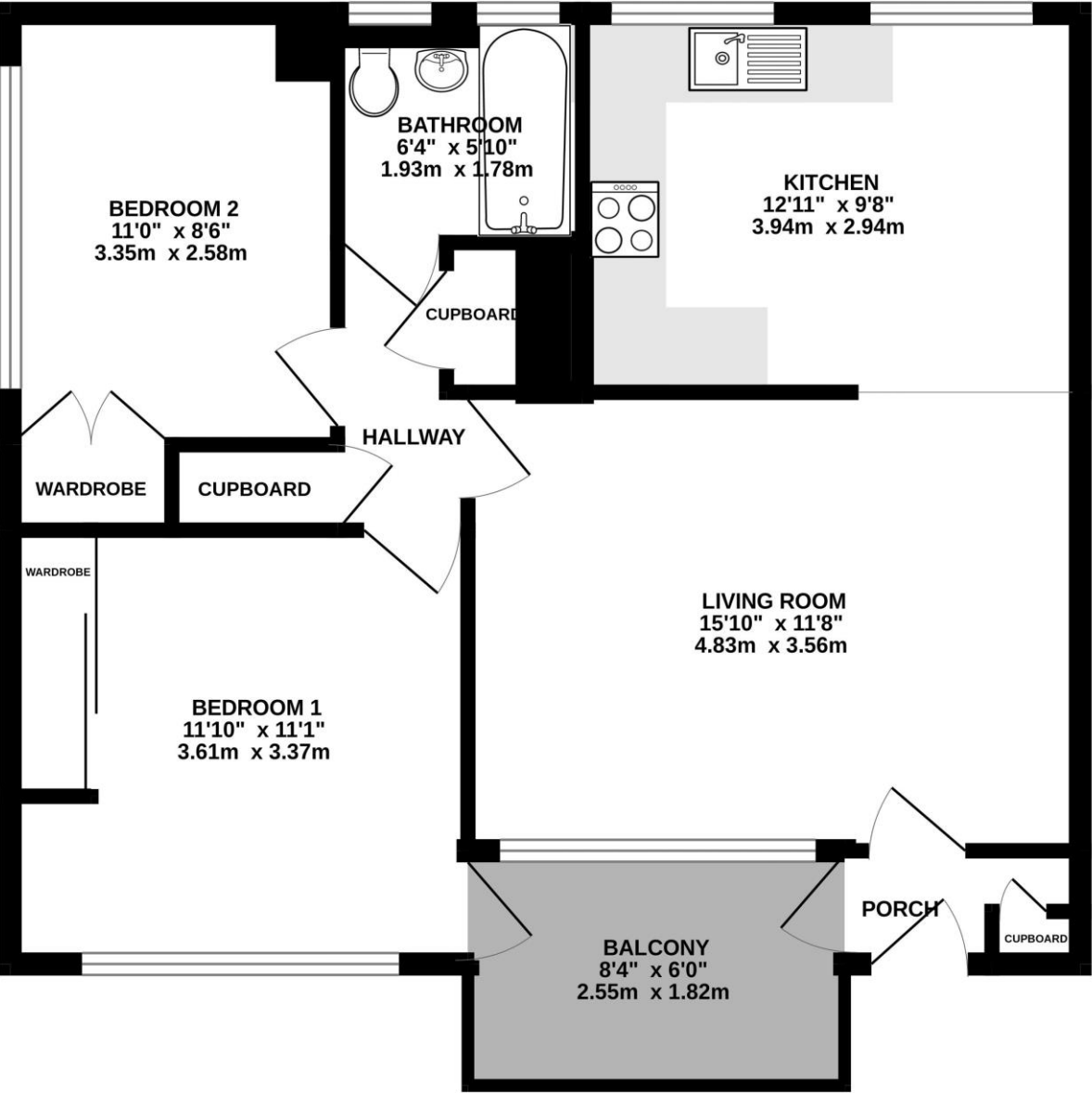
Accommodation The front door opens to the entrance porch which includes a built-in cupboard and doors to the balcony and living room. The living room is well-proportioned and enjoys a large window to the front aspect allowing a good-degree of natural light. There is also a door to the inner hallway and parquet style flooring. An archway opens to the kitchen diner, providing both rooms with an open plan feel. There is 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. Integrated appliances include an oven with an electric hob and extractor hood over, plus space is available for a tall fridge freezer and a washing machine. In addition there are windows to the rear aspect and a cupboard houses the Worcester boiler. The inner hallway offers two built-in storage cupboards and access to the remaining rooms. The master bedroom is a good-sized double, and features direct access to the balcony, along with a window to the front aspect with a pleasant outlook, and a built-in mirrored wardrobe. The second bedroom is a further double and also features a built-in wardrobe and a window to the side aspect with far-reaching views. Lastly, the bathroom comprises a hidden cistern WC, a pedestal wash basin with a mixer tap over and a bath with a mixer tap and shower head over. Two obscured windows face the rear aspect, and there is also a heated towel rail.

Balcony & Garage The flat benefits from it's own balcony, providing an inviting space to sit and admire the outlook. There is also a garage to the rear of the block, allowing off-road parking/space for storage, along with a further outside store cupboard.

Property Information Tenure: The vendor has informed us that the lease length is 199 years from 1963. Each flat owner in Francis Court owns two shares in the management company. The service charge is payable twice yearly, in April and November and varies from year to year. There is no sinking fund so the service charge is calculated on the basis of any outstanding expenditure from the last six months together with budgeted expenditure for the next six months, together with a contingency figure. Any larger expenses, such as roof or lift repairs, are billed separately following a section 20 consultation. Council tax band: B.



FRANCIS COURT



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

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