

## Long Leasehold

Residential Investment - Park View  
Apartments, Exeter

- Apartments 1,2,11,12,17 & 21
- 6 x 2 Double Bedroom Apartments (circa 600sqft)
- Established tenancies
- Rental income, subject to increase £68,400pa
- Off Street Parking & Balconies
- En-suite Bathrooms & Gas Central Heating
- Council Tax B
- EPC Rating B-C

Long Leasehold: **£1,200,000 Guide Price**



Park View Apartments

Prospect Place, Exeter, Devon, EX4 1JA

Ref: CD-60038

## Summary

An exciting opportunity to purchase six light and airy two Bedroom apartments (each approx 600sqft). The purpose-built apartments boast spacious open plan living areas whilst some of the apartments have a balcony with pleasant views over the local park. All apartments have fitted kitchens with integral appliances, family bathrooms plus ensuite, gas central heating and double-glazing. There is also private allocated car parking and access to the communal gardens. Apartments 17 & 21 have a passenger lift to each floor.

Park View Apartments is situated in the popular district of St Thomas in the county capital and cathedral city of Exeter. St Thomas a large suburb lying on the Western side of the river Exe, connected to the city centre by Exe Bridges. The area provided a wealth of local amenities including the Cowick Street shopping precinct, Exe Bridges retail park, a host of eating establishments, public houses, and a leisure centre.

St Thomas is within easy walking distance of both the city centre and the historic quayside.

## The Property

A modern, purpose-built apartment block, constructed in 2005.

## Internal Details

Apartments 1 & 2 have their own private entrance doors, all other apartments have a communal entrance door to the front with communal stairs and/or passenger lift to the upper floors.

Entrance hallway, telephone entry point, storage cupboard, loft access and doors to all rooms.

Bedroom One – Window, radiator, and door to:

EnSuite - Shower cubicle with electric shower over, WC and sink unit.

Bedroom Two - Window, radiator.

Family Bathroom with 3-piece suite, bath, sink unit and WC.

Open Plan Living Room- Windows, some with side aspect and door to balcony. Telephone and television points, space for dining table. Opening to:

Kitchen - Matching base and eye level units, roll-edge worktops, space and plumbing for washing machine, integrated sink unit, integrated four ring gas hob with extractor over and built-in electric oven.

## External Details

There is an allocated parking space for one vehicle to the front plus shared access to 5 visitor spaces, and communal gardens to the rear plus a communal dustbin store.



## Services

We are advised that all mains services are connected.

## Viewing

No direct approach may be made to the property, for an appointment to view please contact the agent.

## Anti Money Laundering Regulations

Under the new Money Laundering regulations <https://www.legislation.gov.uk/uksi/2017/692/content/s/> made we are required to obtain formal identification for all parties involved in a property transaction. The checks must be completed before terms are issued to solicitors. Your assistance would be appreciated in this regard.



## Solicitor Costs

Each party to bear their own legal costs incurred in the transaction.

## Tenure

Long-Leasehold - Each apartment has 105 years unexpired.

## Annual Service Charge

Flats 1 and 2 – £643.30

Flats 11 and 12 – £755.80

Flats 17 and 21 – £943.30





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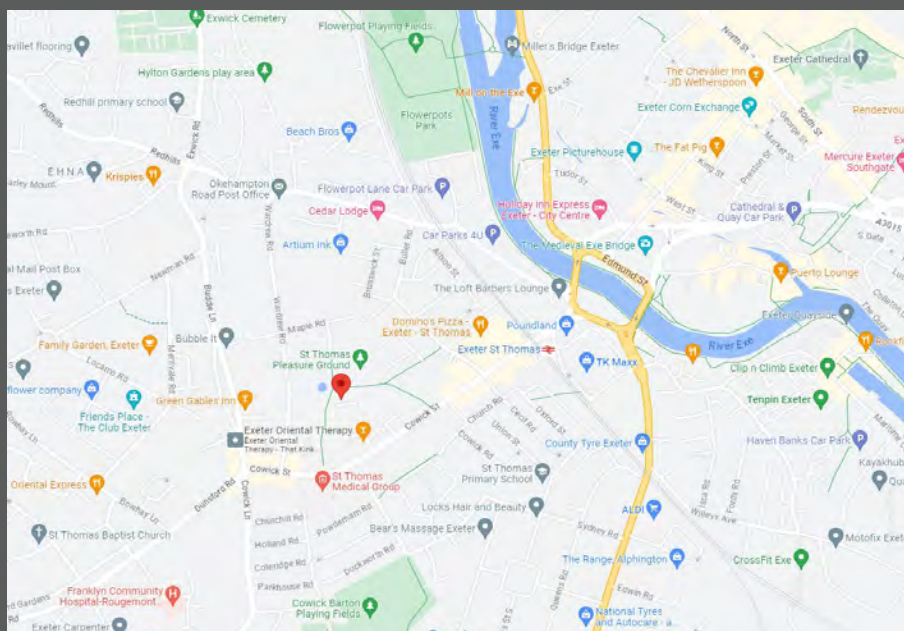
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- SUBJECT TO CONTRACT

To arrange a viewing please contact:

Paul Heather  
Director

01626 330022  
07557763682

Paul.heather@charlesdarrow.co.uk



South Devon Office

01626 330022  
12 St Paul's Road,  
Newton Abbot,  
TQ12 2HP

North Devon Office

01271 321122  
21 High St,  
Barnstaple,  
EX31 1BG