



43 Lewis Crescent, Exeter, EX2 7TD Offers in excess of £165,000

Well-Presented Two-Bedroom Apartment in a Popular Exeter Location.

Located in a sought-after area of Exeter, this well-presented two-bedroom apartment on Lewis Crescent offers modern, low-maintenance living ideal for first-time buyers, professionals, or investors.

The property features a bright open-plan living/dining area with a well-equipped kitchen, creating a comfortable and sociable space. There are two well-proportioned bedrooms, including a generous principal, along with a contemporary bathroom.

Further benefits a single garage and communal outdoor areas (subject to specifics).

Conveniently positioned, the property is within easy reach of local amenities, the University of Exeter, and the Royal Devon and Exeter Hospital, as well as excellent transport links including the M5 motorway.

A fantastic opportunity to acquire a well-located apartment in one of Exeter's most popular residential areas.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

970 years remaining on the lease
 Ground rent: £150 per annum
 Maintenance charge: £1900 per year

This information is provided by the vendor and should be verified during the conveyancing process.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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