



£295,000

*An impressively refurbished three bedroom multi let apartment in a great City centre position*

- Spacious & quality first floor apartment
- Thoroughly re-furbished in 2019
- Fitted kitchen/dining room with integrated appliances & walk-in larder
- Lovely bathroom, 3 double bedrooms
- High ceilings & some period features
- Great location backing onto Southernhay
- Fully let to working sharers and producing a strong income

Flat 4, 50 Magdalen Street, Exeter, EX2 4HY

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## Description

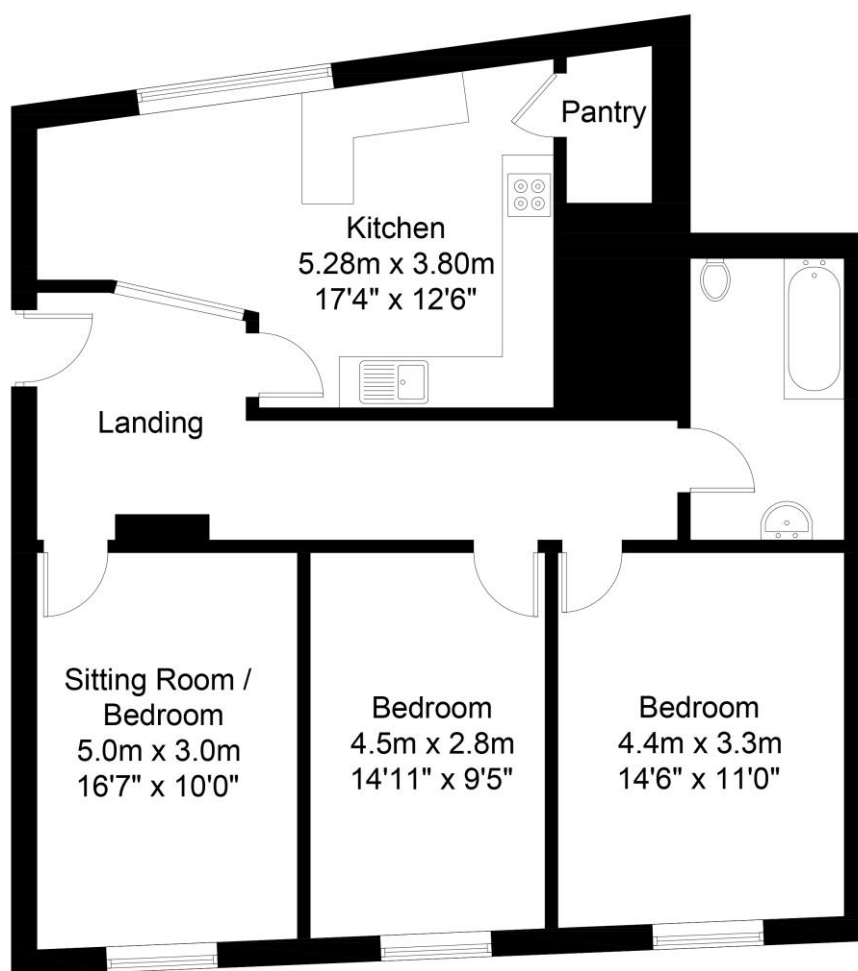
This is an impressively refurbished first floor apartment in a great City centre location. The property has three double bedrooms which are let to three working sharers on. Each bedroom is a good double and well furnished. All have smart TVs. There is an impressive fitted kitchen/dining/lounge with shaker style units, composite quartz work surfaces and integrated appliances. There is also a useful pantry. The attractively refitted bathroom has a shower over the bath. The apartment enjoys high ceilings with lots of light, sash windows (double glazed at the front) and two feature original fireplaces. Outside there is an area of communal courtyard.

The property is let to at £595 per room, per calendar month and is fully occupied. The annual income of £21,420 equates to more than a 7% return based on the asking price.



# Location

The property sits in an enviable location in the very heart of the Cathedral City of Exeter. It backs on to the Southernhay business district, an area which has seen several 'high end' residential developments in recent years. The Cathedral itself is nearby, as is Exeter's High Street for shopping, banking etc. and the renowned Princesshay Shopping Centre. The Exeter Combined Court, central railway station and main bus station are also within easy walking distance.



## TENURE

Long leasehold plus a ¼ share of the freehold).

## COUNCIL TAX

Band B

## SERVICE CHARGE

£92.31 per month.

## EPC RATING

52 - 81.

## SERVICES

Mains electricity, water and drainage.

## REFERENCE

gjw.



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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing McKinley White has any authority to make or give any representation or warranty in relation to this property.