

# HUNTERS®

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## Silver Lane Exeter, EX4 6SQ

Offers Over £150,000



Council Tax: A



# Flat 48, Belmont House Silver Lane

Exeter, EX4 6SQ

Offers Over £150,000



## HALLWAY

Entrance hall, with doors to all rooms, two cupboards

## KITCHEN / LIVING ROOM

18'3" x 13'3" (5.57m x 4.05m)  
uPVC window, kitchen with breakfast bar, stainless steel sink, (Dimplex Quantum heating) living room with door to private patio

## BATHROOM

7'3" x 6'1" (2.22m x 1.87m)  
Heated towel rail, toilet, shower cubicle, wash hand basin

## BEDROOM

11'7" x 9'0" (3.55m x 2.75m)  
uPVC window, (Dimplex Quantum heating) built in wardrobe

## Material Information - Exeter S

Tenure Type; Leasehold

Leasehold Years remaining on lease; 176

Leasehold Annual Service Charge Amount £1,512

Leasehold Ground Rent Amount £10

Council Tax Banding; A

- OFFERS OVER £150,000
- PURPOSE BUILT BLOCK
- CHAIN FREE
- ONE BEDROOM FLAT
- MODERN SHOWER ROOM
- PRIVATE BALCONY
- VIEWS OVER BELMONT PARK
- ACCESS TO CITY CENTRE
- LOCATED ON THE 3rd FLOOR
- ADDITIONAL EXTERNAL STORE CUPBOARD

OFFERS OVER £150,000

Nestled in the charming Mount Pleasant area of Exeter, this delightful one-bedroom flat offers a perfect blend of comfort and convenience. Situated on Silver Lane, the property is part of a purpose-built block, located on the 3rd floor, the block also benefits from a lift and benefits from an accessible entrance.

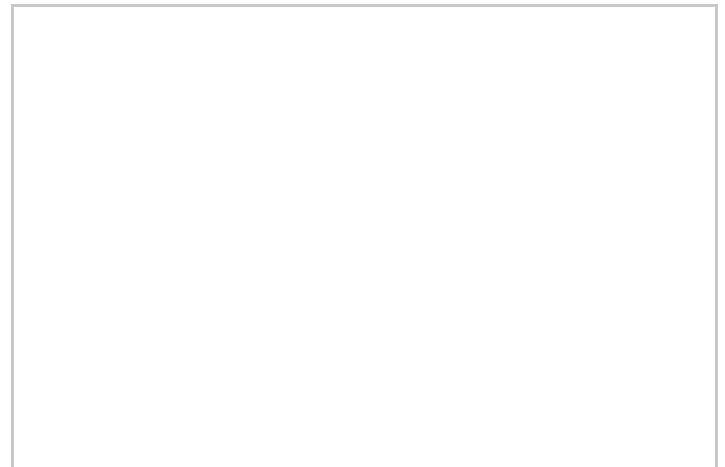
Spanning an inviting 495 square feet, this flat features a well-proportioned reception room that provides a warm (Dimplex Quantum heating) and welcoming atmosphere, ideal for both relaxation and entertaining. The bedroom is thoughtfully designed to offer a peaceful retreat, while the bathroom is equipped with essential amenities for your daily needs.

One of the standout features of this property is the lovely balcony, which overlooks the picturesque Belmont Park. This outdoor space is perfect for enjoying a morning coffee or unwinding after a long day, all while taking in the serene views of the surrounding greenery.

The location is particularly advantageous, with easy access to local amenities, transport links, and the vibrant city centre of Exeter. Whether you are a first-time buyer or seeking a rental investment, this flat presents an excellent opportunity to enjoy a comfortable lifestyle in a sought-after area.

In summary, this one-bedroom flat on Silver Lane is a charming and practical choice for those looking to embrace the best of Exeter living. With its appealing features and prime location, it is sure to attract interest from a variety of potential buyers.

The property also benefits from a Communal Parking area.



## Road Map



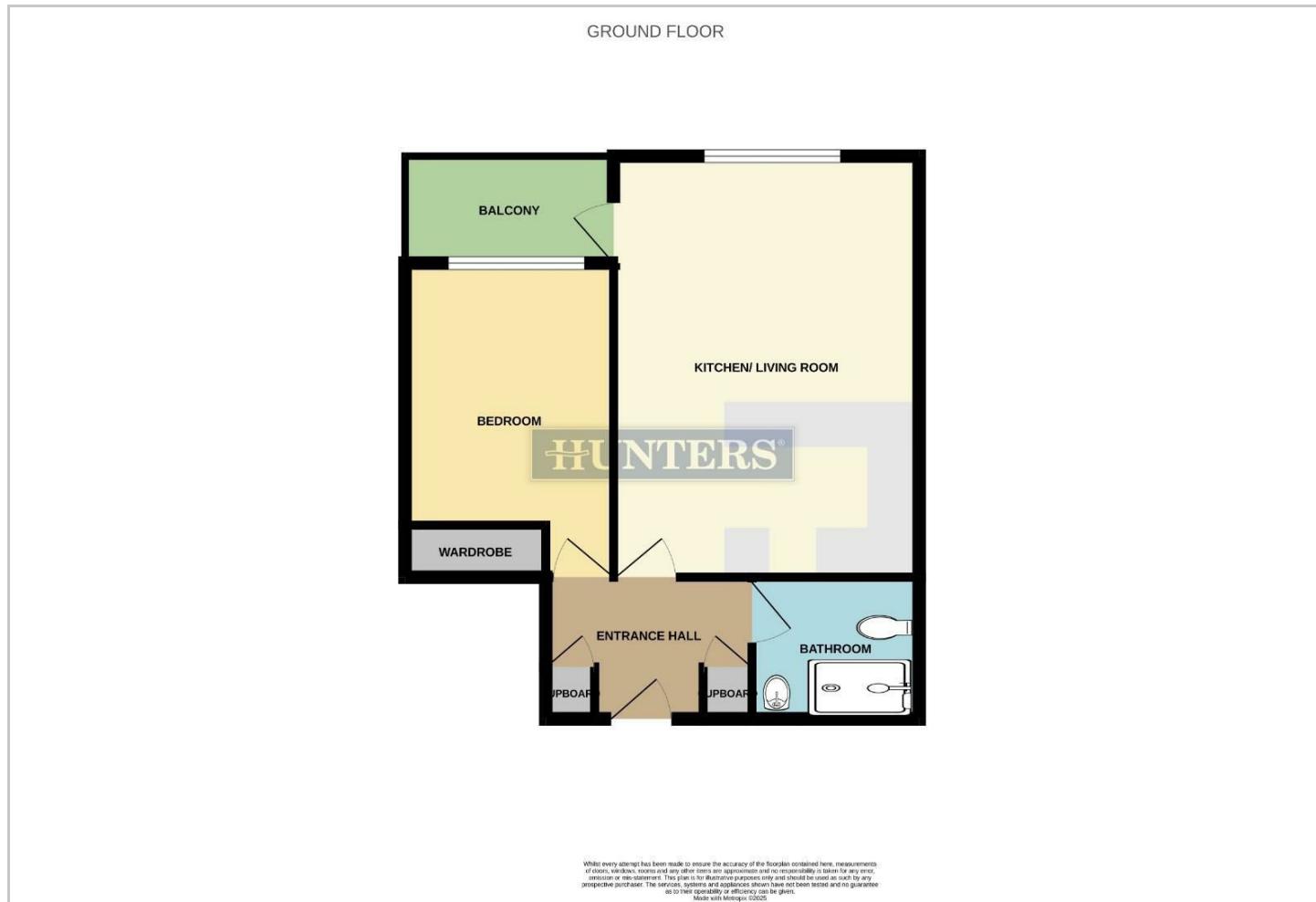
## Hybrid Map



## Terrain Map



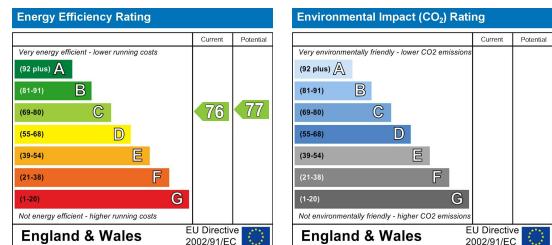
## Floor Plan



## Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.