



Luxury one bedroom first floor apartment located in the sought after Magdalen Road, St Leonard's within easy walking distance of local shops and amenities. The property benefits from a beautiful open plan Kitchen/Living/Dining Room, and luxury bathroom.

Magdalen Road
St Leonards, Exeter £265,000

East of **EXE**

Magdalen Road St Leonards, Exeter £265,000

Stunning First Floor Apartment | One Bedroom | Open Plan Modern Kitchen/Dining/Living Room | Modern Shower Room | Phone Entry System | Sought After Location | Walking Distance of Magdalen Road Shops and Amenities | Share Of Freehold | No Ongoing Chain

Approach

Covered entrance with communal front door to communal entrance lobby, entry intercom system.

Communal Entrance Lobby and Hallway

Core matting, ornate stainglass door and windows to entrance hallway, light and spacious entrance hallway with quality wood effect flooring, motion sensor lighting, stairs to first floor, Upvc part glazed door to rear access and courtyard.

First Floor Landing

Communal stairs from communal entrance hallway to first floor landing, front door to Apartment 4

Entrance Hallway

Attractive hallway with quality wood effect laminate flooring, recess spotlights, coat hanging space, doors to living room, bedroom and shower room.

Open Plan Living Room/Dining Room and Kitchen 21' 1" x 15' 9" (6.43m x 4.8m)

Living/Dining Room 17' 1" x 15' 9" (5.21m x 4.8m) (plus bay window)
Bright and spacious room with large Upvc double glazed bay window to front aspect, high ceilings, two radiators, matching quality wood effect laminate flooring, recess spotlights, TV and telephone points, range of built-in storage including shelving and two cupboards - one housing the Baxi gas boiler, opening through to the kitchen :-

Kitchen Area 9' 5" x 6' 0" (2.87m x 1.83m)

Upvc double glazed window to front aspect. Modern fitted kitchen with range of base, wall and drawer units in combination of grey and midnight blue finish, marble effect worktop with tiled surround and inset composite sink, integral electric single oven and induction hob with extractor hood over, further integral appliances include; microwave, fridge, freezer and washer dryer, matching quality wood effect laminate flooring.

Bedroom 13' 3" x 9' 2" (4.04m x 2.79m)

Spacious double bedroom with tall Upvc double glazed window to rear aspect, radiator, double doors to built-in wardrobe complete with hanging rail and further overhead cupboards, matching quality wood effect laminate flooring.

Shower Room 8' 0" x 5' 3" (2.44m x 1.6m)

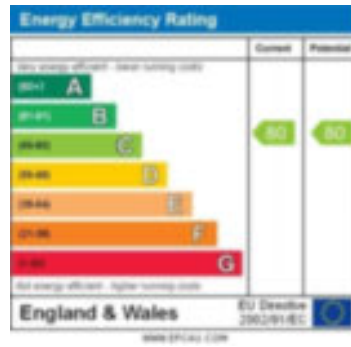
Modern white suite comprising low level WC and hand wash basin, glass door to tiled walk-in shower enclosure with mixer shower over, extractor fan, recess spotlights, chrome ladder style radiator, large wall mounted mirror, shaver point.

Communal Courtyard

Enclosed paved courtyard area with fitted bin store and bike/ storage unit, gate to side access.

Agents Notes

Council tax band - A



GROUND FLOOR



APARTMENT 4 - MAGDALEN ROAD, ST LEONARDS, EXETER



EAST DEVON OFFICE
Tel: 01392 877240
61 Fore Street Topsham
Exeter EX3 0HL

EXETER OFFICE
Tel: 01392 345070
18 Southernhay West
Exeter EX1 1PJ

www.eastofexe.co.uk
enquiries@eastofexe.co.uk

East of **EXE**

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.