



Wonderful light and spacious first floor two double bedroom apartment situated on the edge of Exeter city centre, offering good access to all the city amenities and businesses, main train link, University and College. This superb property features; large living/dining room with outlook over a park and green space, spacious kitchen, master bedroom with en-suite and large bathroom. The property benefits from a garage located close to the property with one parking space, plus the use of the communal gardens located around the development. Chain Free.

**Horseguards**  
Exeter      £290,000

**West of** 

# Horseguards Exeter £290,000

Attractive city centre apartment | Two double bedrooms | Light and spacious living/dining room | Modern fitted kitchen | Master bedroom with en-suite | Spacious bathroom | Gas central heating | Garage and one parking space | Use of communal gardens | Chain Free

## PROPERTY DETAILS:

### APPROACH

Communal door to entrance hallway with stairs to first floor. Front door to apartment and entrance hallway.

### ENTRANCE HALLWAY

Long entrance hallway with doors to all adjoining rooms. Coved ceiling. Radiator. Entry phone. Coat hanging space. Door to airing cupboard complete with hot water tank and shelf. Further double doors to large storage cupboard complete with shelving. Hatch to loft space.

### LIVING/DINING ROOM

17' 4" x 13' 1" (5.28m x 3.99m) (max) Light and spacious living/dining room with two double glazed windows to front aspect with lovely outlook over a park and green space. Coved ceiling. Two radiators. Feature fireplace with wood mantle and tiled hearth, and fitted electric coal effect fire. TV and telephone points. Wall lighting.

### KITCHEN

10' 3" x 9' 6" (3.12m x 2.9m) Spacious kitchen with double glazed window to rear aspect with outlook over a central communal courtyard garden. Modern fitted kitchen with range of base and wall units in white high gloss finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric single oven and gas hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Further space for freestanding fridge/freezer. Matching wall cupboard housing gas boiler.

### BEDROOM 1

16' 8" x 9' 3" (5.08m x 2.82m) (max) Spacious double bedroom with double glazed window with deep sill to front aspect with lovely views over a park and green space. Radiator. TV and telephone points. Door to en-suite.

### EN-SUITE

7' 3" x 5' 7" (2.21m x 1.7m) Good sized en-suite with double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and glass door to shower enclosure with mixer shower. Extractor fan. Shaver point.

### BEDROOM 2

10' 6" x 9' 5" (3.2m x 2.87m) Further spacious double bedroom with double glazed window to rear aspect with outlook over a communal courtyard garden. Radiator. Door to built-in wardrobe complete with hanging rail and shelf.

### BATHROOM

10' 6" x 7' 7" (3.2m x 2.31m) (max) Large bathroom with double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and corner bath with tiled surround. Radiator. Shaver point. Extractor fan.

### OUTSIDE

### COMMUNAL GROUNDS

Use of the communal grounds and gardens plus a playpark and further green space area.

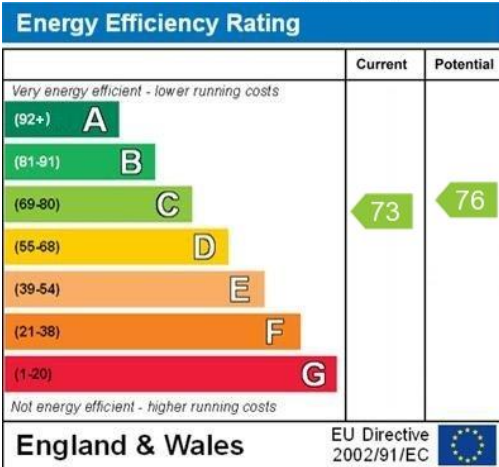
### GARAGE AND PARKING

19' 1" x 8' 2" (5.82m x 2.49m) Up and over door to good sized garage located near to the property with one allocated parking space in front and further visitors spaces.

### AGENTS NOTES:

The property is leasehold - 999 years from May 99 - with 975 years remaining.  
Council Tax Band: C - Exeter City Council  
Annual maintenance charge of £1,415.90 which includes the buildings insurance, upkeep of the exterior of the property and communal areas, plus grounds and green spaces - Management Company - Whitton & Laing, Exeter  
Annual Ground Rent of £195.00

FIRST FLOOR



England & Wales EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967