



**Luke Jones**

A MOVING EXPERIENCE

[kwexeter.com](http://kwexeter.com)

[luke.jones@kwuk.com](mailto:luke.jones@kwuk.com)

07587474035





# WELCOME HOME

3 - 4

**WELCOME TO THE AREA**

5 - 6

**LIVING ROOM AND  
KITCHEN**

7 - 8

**BEDROOMS**

9-10

**OUTDOOR SPACE**

**kw** EXETER  
KELLERWILLIAMS. REALTY



Welcome to

# Flat 2, 4 Regents park

Get ready to be blown away by this extraordinary two-to-three bedroom masterpiece! Tucked away in the vibrant Heavitree neighbourhood and upper St Leonards, this Grade II listed apartment is a testament to the art of luxurious living. The current owner has poured their heart into this place, elevating it to the pinnacle of the coveted Regents Park enclave. Just a stone's throw from the bustling City Centre, the RD&E Hospital, and the ever-convenient Waitrose supermarket, this residence offers not just a home but a lifestyle that's the embodiment of style and substance



# COME ON THROUGH...

Venture beyond your doorstep, and you'll find yourself on Magdalen Road, a treasure trove of independent shops, culinary delights, and charming boutiques—all within arm's reach.

Prepare to be enchanted as you step into your private sanctuary. The grand front door entrance, accessed via a charming entrance porch, unveils a world of storage and even a dedicated home office nook.



The heart of this space is the living area—an epicentre designed for socialising, built around an impressive kitchen island with bountiful space on the walls to adorn your art collection.

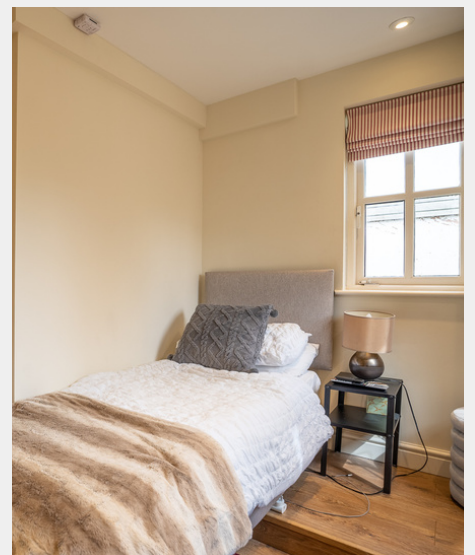


An exquisite gas fireplace takes centre stage, while you can't help but notice the incredibly high ceilings with elaborate crown mouldings. The kitchen boasts sleek, modern cabinets, a central island brimming with storage, and a lineup of high-end appliances that would make any gourmet chef's heart skip a beat. Picture a double electric Bosch oven with a microwave twist, a Lamona warming drawer, an integrated Bosch fridge/freezer, dishwasher, and a built-in electric AEG hob crowned with an integrated filter extractor vent.



# BEDROOMS

Two generous bedrooms, each adorned with fitted wardrobes, offer delightful views of the meticulously maintained communal gardens. Need a refreshing pitstop? No problem. A modern bathroom and an extra cloakroom await, both accessible from the main hallway. Plus, there's a third bedroom, ready for transformation into a study or whatever your heart desires. Don't overlook the convenient utility room, offering rear access to the communal garden—a slice of urban paradise that exemplifies sophistication and functionality.





This truly unique apartment is a must-see. Don't let this opportunity pass you by!



# OUTDOORS

Now, let's talk outdoor splendour. The rear of the property unveils an enchanting walled garden, and guess what? You own the first third of it! A block-paved patio area awaits your leisure, nestled amid lush lawns and stylish borders. Need to make a quick exit? A gate leads to a rear lane, where you'll discover your very own single garage, complete with a parking space right in front. And should you ever need it, there's also on-street parking thanks to the local authority residents permit scheme.







# Luke Jones

**A MOVING EXPERIENCE**

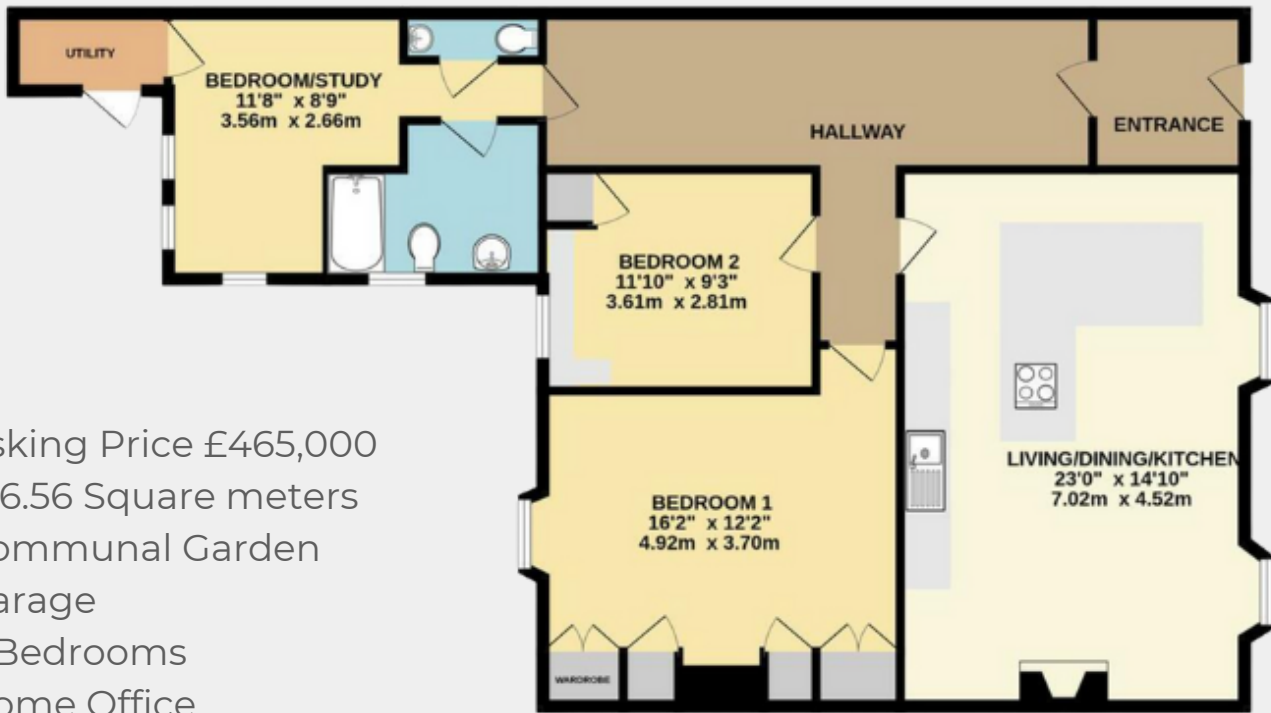
[kwexeter.com](http://kwexeter.com)

[luke.jones@kwuk.com](mailto:luke.jones@kwuk.com)

Your new Heavitree dream life awaits in this ultimate apartment—where timeless elegance meets contemporary living, curated just for you.

To make an appointment to view or if you have any other questions, you can contact me directly on 07587 474035.

I look forward to hearing from you and ensuring you enjoy A Moving Experience with me, Luke Jones and the Experience Team at Keller Williams Exeter.



Asking Price £465,000

106.56 Square meters

Communal Garden

Garage

3 Bedrooms

Home Office

Open Plan Living Room and Kitchen

Grade II Listed

Bathroom Suite, and half bathroom

Check out our  
welcome video and  
register your interest

# Luke Jones

**A MOVING EXPERIENCE**

kwexeter.com

luke.jones@kwuk.com

07587474035

