



Beautifully presented two bedroom, second floor apartment situated within the heart of Exeter City Centre, close to the University, public transport, shops and amenities. The property comprises of a lovely living/dining room, modern kitchen, two double bedrooms, master with en suite, family bathroom. The property also benefits from allocated parking space making for the perfect first time or investment purchase.

Richmond Court  
Exeter £230,000

East of **EXE**

# Richmond Court Exeter £230,000

Second Floor Apartment | Two Bedrooms | Master Ensuite | Family Bathroom | Living/Dining Room | Modern Kitchen | Allocated Parking Space | City Centre Location | Ideal Investment Opportunity | No Ongoing Chain.

## APPROACH

Communal front door to communal entrance hallway with stairs and lift to the second floor. Front door to apartment 30 and entrance hallway.

## ENTRANCE HALLWAY

Spacious L-shape entrance hallway with doors to living room, bedrooms and bathroom, underfloor heating, door to useful storage cupboard also housing gas combi boiler, door to further cupboard with small radiator and shelf, entry phone.

## LIVING/DINING ROOM

Light and spacious living/dining room with feature double glazed French window to rear aspect, underfloor heating, TV and telephone points, opening through to kitchen.

## KITCHEN

Good sized kitchen with range of base and wall units in white 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, space for freestanding fridge/freezer, recess spotlights.

## BEDROOM 1

Spacious double bedroom with double glazed window to rear aspect, underfloor heating, TV and telephone points, door to en-suite.

## EN-SUITE

White suite comprising low level WC, pedestal wash hand basin and glass sliding doors to tiled shower enclosure with mixer shower, recess spotlights, extractor fan, chrome ladder style radiator.

## BEDROOM 2

Further good sized bedroom with double glazed window to rear aspect, underfloor heating, telephone point.

## BATHROOM

White suite comprising low level WC, pedestal wash hand basin and bath with tiled surround and mixer shower over, recess spotlights, extractor fan, fitted storage cupboard, underfloor heating.

## COMMUNAL SPACE

Childrens enclosed play area. Bike store.

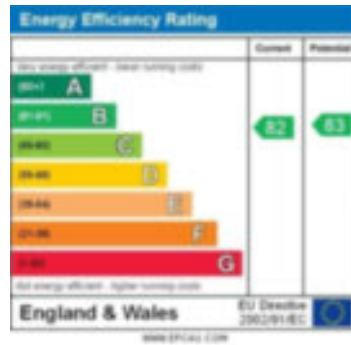
## PARKING

Residents car park with allocated parking for one vehicle located to the rear of the building.

## AGENTS NOTES:

Council Tax Band: B - Exeter City Council

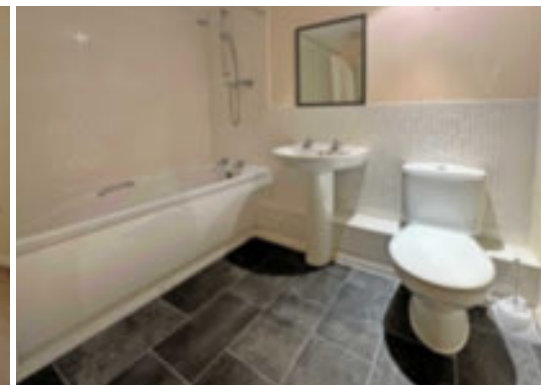
Lease Details :- To Be Confirmed



GROUND FLOOR  
637 sq ft (59.1 sq m) approx.



TOTAL FLOOR AREA: 637 sq ft (59.1 sq m) approx.  
Measurements are approximate. Do not rely on them. Measure for yourself.  
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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.