



Purpose Built First Floor Apartment

CHECK OUT this purpose built, First Floor Apartment in Exeter City Centre. This property is spacious and beautifully presented throughout featuring a generous sitting room with two sets French doors opening onto a balcony and a Juliet balcony, a loosely separated kitchen, three double bedrooms, a Master En-suite and bathroom as well as an allocated Off-Road Parking Space in a secure underground car park. Ideal FIRST HOME or BUY TO LET.

New North Road | Exeter | EX4 4JH





PROPERTY TYPE

First Floor Apartment



SIZE

972 sq ft



LOCATION

City Centre



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Electric Storage Heating



PARKING

Allocated Parking



OUTSIDE SPACE

Balcony



EPC RATING

79C



COUNCIL TAX BAND

D



in a nutshell...

- Three Spacious Bedrooms
- Sitting Room with Dual Aspect
- Kitchen
- French Doors to Balcony
- Well Presented Throughout
- Gated Underground Car Park with One Parking Space
- Site Manager on Site - Mon - Fri, 9am - 5pm
- City Centre Location
- Close to Exeter Central Station





the details...

Step into this beautifully presented first-floor apartment, offering generous proportions and a thoughtful layout across approximately 972 sq ft. Designed with comfort and convenience in mind, the property combines spacious living areas with practical storage and modern finishes.

The Entrance Hallway welcomes you with a large built-in cupboard, ideal for coats, shoes, and everyday essentials. To the left, the contemporary Bathroom features practical vinyl flooring, a sleek tiled bath with shower over, WC, wash basin, and a heated towel rail for added comfort.

The heart of the home is the open-plan Sitting Room/Dining Room, a bright and airy space enhanced by two sets of French doors opening onto a Balcony and a Juliet Balcony. The Kitchen is loosely separated, smartly appointed with vinyl flooring, generous cupboard space, integrated electric oven and ceramic hob with extractor as well as space for fridge/freezer and washing machine.

There are three bedrooms in total, including two well-sized doubles and a generous single. All three rooms feature large windows that floor the room with natural light. The Master Bedroom features a useful double wardrobe and the luxury of a En-suite Shower Room featuring a tiled shower, WC, Vanity Unit and heated towel rail.

Outside the property benefits from an allocated parking space in a locked, underground car park with CCTV and a well maintained communal garden.

Tenure - Leasehold

Leasehold Start Date - 1st January 2005

Lease Term - 125 years

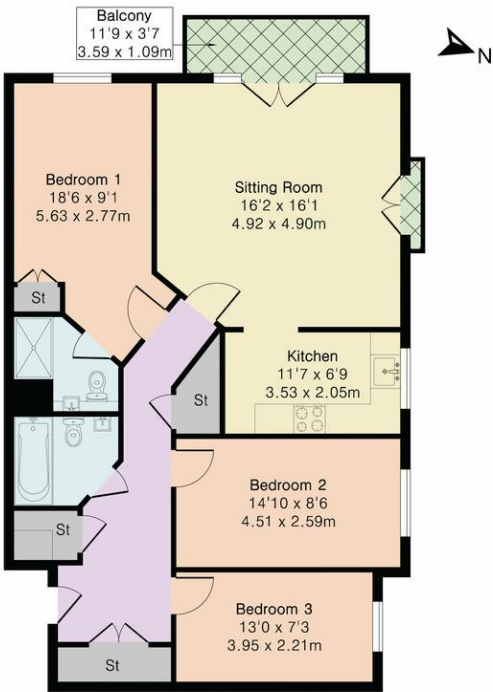
Ground Rent - £320.94

Service Charge - approx £2,649 per annum



the floorplan...

Approximate Gross Internal Area 972 sq ft - 90 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

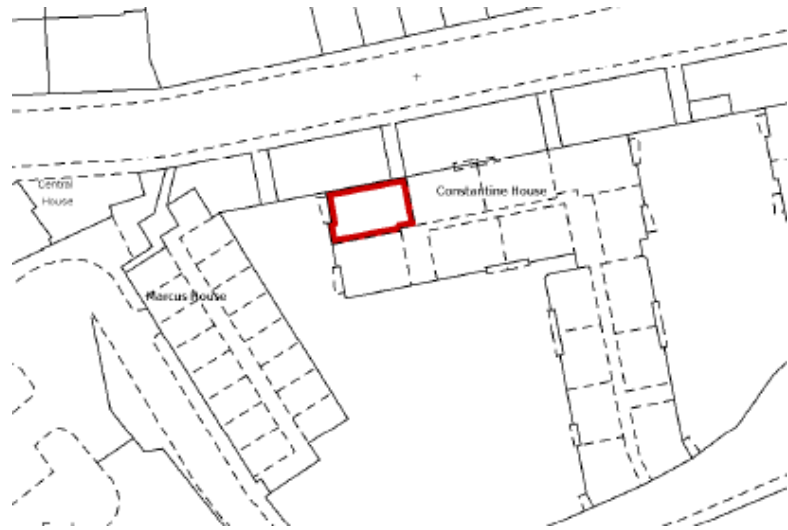


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