



Actual Image



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50% Already Sold. Wynford Gardens is a select development of 8 two bedroom apartments in two stylish and modern buildings. Located Close to the Royal Devon and Exeter hospital, convenient for city centre and local facilities. Fully fitted kitchens, luxury bathrooms, parking and all with private garden. Help to Buy available.

**Bovemoors Lane**  
Exeter £235,000

**East of** 

# Bovemoors Lane Exeter £235,000

Luxury Two Bedroom Apartment | Ground Floor Apartments With Garden | Allocated Parking | Fitted Kitchen | Luxury Bathroom | Close to Royal Devon and Exeter Hospital | Share of Freehold | Excellent Rental Investment Potential |

## WYNFORD GARDENS COMMUNITY

Fabulously located with the Royal Devon and Exeter Hospital just across the road, the Wynford Garden Apartments have landscaped private communal gardens with allocated parking space and bollard lighting. Entry phones for additional security and garden apartments have a patio area, turfed gardens, outside light, tap and power point. There is a bicycle store, convenient discreet bin storage, and communal private green space.

## WYNFORD GARDENS APARTMENTS

All the apartments have fitted kitchens with a choice of finish subject to stage of construction. Each kitchen contains a stainless steel oven, four ring induction hob, stainless steel splash back behind the hob, integrated washer dryer, integrated fridge freezer, integrated dishwasher. Luxury bathrooms with shower baths and thermostatically controlled showers over. Gas central heating, UPVC double glazing. The Ground floor apartments have their own private gardens. Wynford Gardens apartments are sold with a share of the Freehold, a share of Wynford Gardens Residents' Management Company and a 999 year lease.

## LOW CARBON LIVING

Energy saving features include high quality insulation, grade A efficient gas boiler with gas saver technology, energy efficient appliances and double glazed windows.

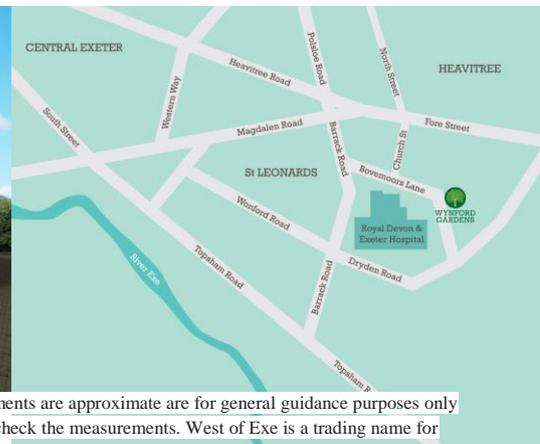
## WYNFORD GARDENS LOCATION

The apartments are situated in a thriving area of Exeter where the RD&E Hospital is located. Local amenities include banks, a post office, restaurants, traditional pubs and new trendy bars, Tesco Express and a Co-Op. A newly extended and refurbished Lidl just around the corner, the bus service runs past the front gate and the city centre is a short stroll.



TOTAL APPROX. FLOOR AREA 706 SQ.FT. (65.6 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2018



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

### EAST DEVON OFFICE

61 Fore Street Topsham Exeter EX3 0HL  
Tel: 01392 345070  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

### EXETER OFFICE

18 Southernhay West Exeter EX1 1PJ  
Tel: 01392 833999  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

### WEST OF EXE OFFICE

Main Road Exminster EX6 8DB  
Tel: 01392 833999  
enquiries@westofexe.co.uk  
www.westofexe.co.uk

