



9 Princesshay Gardens Apartment



City Centre 0.1 miles
The Quay 0.5 miles

A well presented top floor apartment in the city centre with far reaching views

- City centre flat
- Open plan living accommodation
- Cathedral and rural views
- Residents parking
- 2 Double bedrooms
- Contemporary styling
- No onward chain
- Lift from ground floor.

Guide price £395,000



SITUATION

Princesshay Gardens Apartments are situated in the centre of the city of Exeter and conveniently positioned within walking distance of the local facilities. The centre of the city, known as Princesshay, is the shopping and dining heart of Devon's capital, with a range of international and national brands as well as local independent businesses. The cathedral and university city of Exeter affords a fantastic range of sporting and leisure facilities plus Exeter's historic quayside just a short walk from the property, with interesting architecture, pubs, restaurants, cafes and independent shops.

DESCRIPTION

No.9 Princesshay Gardens Apartments is a well presented top floor apartment with glorious views over the city, cathedral and further afield towards Haldon Hill and with glimpses of the Exe estuary.

On the ground floor is a secure entrance door with intercom entry system with a communal staircase leading to the top floor plus a lift.

The apartment entrance hall has numerous storage cupboards and plenty of space for storing outerwear. The kitchen/living room is a very light and spacious room with dual aspect and a south facing balcony. The kitchen consists of modern wooden units and features an integral dishwasher, fridge/freezer and an electric oven and hob. The principal bedroom is very light with dual aspect while featuring plenty of built in storage and a modern en suite shower room comprising a shower,

wash basin and wc. The second bedroom has direct access onto the balcony as well as a further south facing window and built in storage. The bathroom consists of a shower over bath, wash basin and wc.

OUTSIDE

At the entrance of the property is a shared area of courtyard suitable for garden furniture and potted plants. There is a private parking space situated on the first floor of the adjacent multi-storey car park.

SERVICES

All mains services are connected.

INVESTMENT OPPORTUNITY

For knowledgeable advice on buy-to-let investments, please contact our Lettings department on (01392) 671598.

TENURE

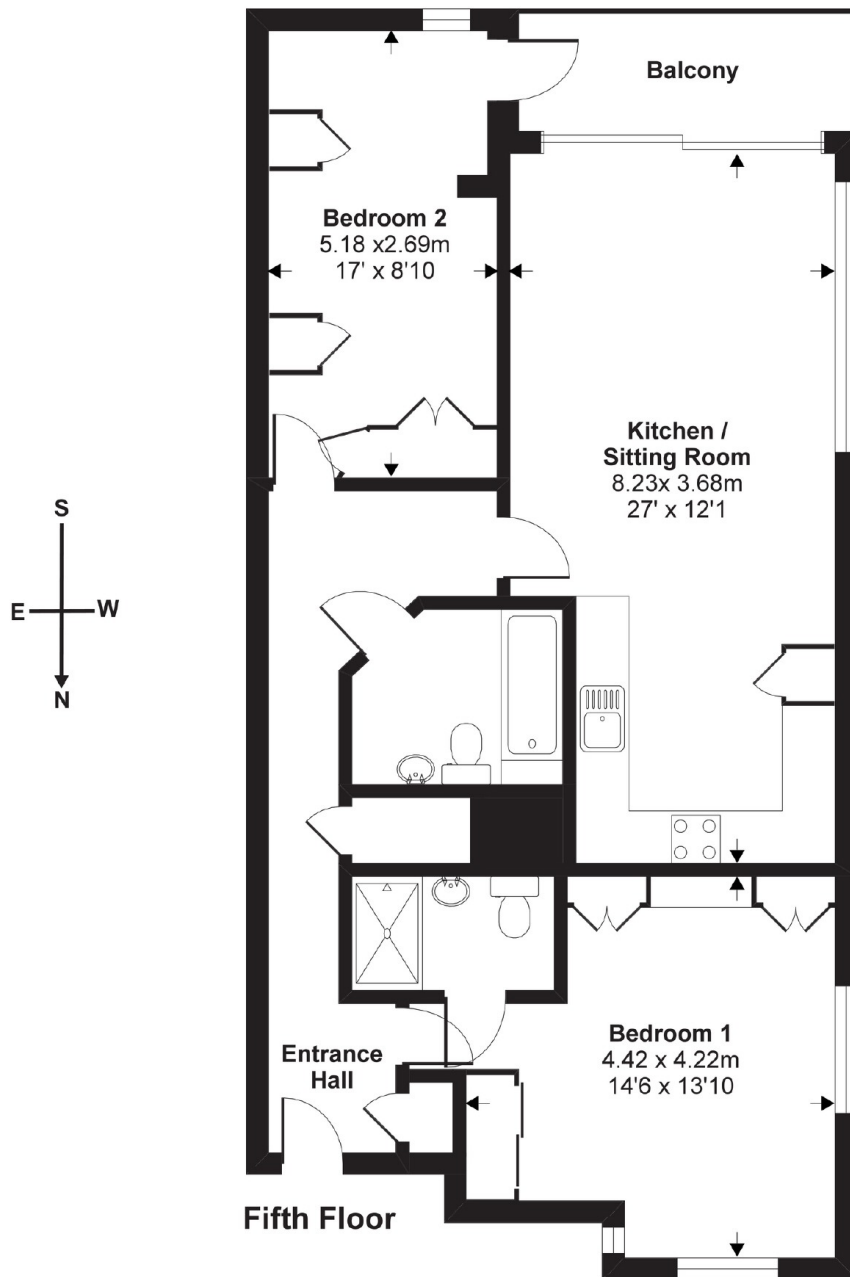
The property is leasehold and held on a 99 year lease from 2009. The management costs are currently £3,560pa.

DIRECTIONS

From Exe Bridges roundabout proceed onto Western Way and continue up the hill towards the city centre. At the roundabout, take the second exit onto Magdalen Street and then turn left onto Southernhay. Continue on Southernhay West for 100 yards, then turn right onto Barnfield Road and immediately left onto Southernhay East. The apartment will then be found in front of you and parking is via the multi-storey car park.



Approx. Gross Internal Floor Area
83.6 Sq Metres 900 Sq Ft



Copyright nichecom.co.uk 2019 Produced for Stags
NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	79 79
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

21/22 Southernhay West, Exeter,
Devon, EX1 1PR
01392 255202
exeter@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London