

Flat 9, Cannon House 32 Bedford Street, Princesshay, Exeter, EX1 1GL
£350,000



- NO ONWARD CHAIN
- Large Communal Front Balcony/Covered Walkway
- Impressive Open-Plan Kitchen/Living Room
- Bathroom, Ventilation System, Double Glazing
- South-West Facing Balcony with View of Cathedral
- Communal Entrance Hall (with stairs and lift)
- Private Entrance Hall (with deep storage cupboard)
- 2 Double Bedroom (one en-suite shower room)
- Gas Central Heating, Underfloor Heating, Smoke Alarms
- Private Parking Space Close By

St Davids Station 2 miles, Exeter Airport 6 miles, M5 - 4 miles, Taunton 28 miles, Exmouth & Sidmouth Coast 12 - 16 miles, Okehampton 24 miles, Torquay 21 miles, Plymouth 46 miles (approx.)

Canon House is arguably one of the most highly sought after apartment blocks forming part of the prestigious retail and residential development in Princesshay. The property is also just a stone's throw from the high street, Exeter's professional business community in Southernhay, Exeter Crown Court and just 10 minutes easy walking distance to Exeter's historic quayside. Exeter is one of the country's most famous Roman cities steeped in history with all the amenities and features of a modern day regional capital including a stunning medieval cathedral and the newly refurbished Royal Albert Memorial Museum. The city boasts an excellent choice of state and independent schools and Exeter University is one of the most popular universities in Britain consistently ranking within the top ten in many league tables. Exeter also has an international airport, five miles east of the city, and there are excellent rail and road links including the mainline services to London (Paddington and Waterloo) the Midlands and the north of England plus excellent motorway connections with the national network at junctions 29, 30 and 31 of the M5 reaching a wide range of destinations.

THE PROPERTY

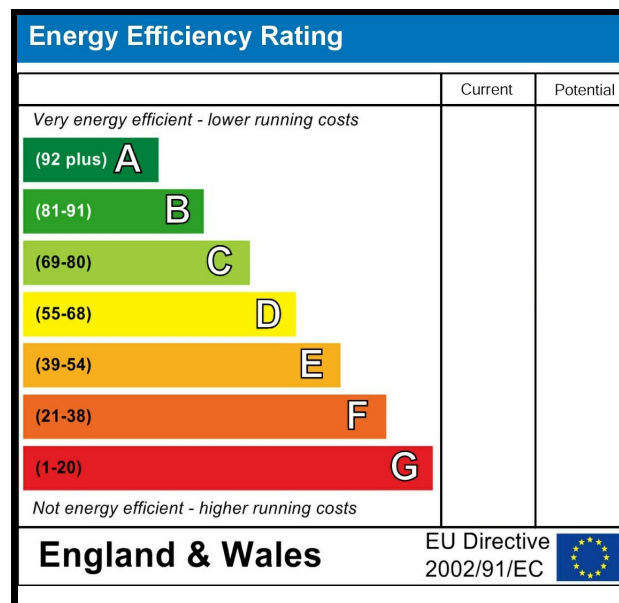
A rare and exciting chance to acquire a superior 2-bedroom second floor maisonette offering a versatile environment for modern day living in Princesshay and the perfect blend of city life and convenience. The property is easily accessible via a secure communal stairway or lift benefitting all residents.

This striking apartment benefits from a south-west facing balcony with stunning views of the Cathedral, making it an ideal spot to unwind and enjoy the surroundings. The property comes with its own private parking space located behind the building, a rare find in such a central location. The accommodation extends over two levels and comprises private entrance hall, 2 double bedrooms, en-suite shower room, bathroom, and an impressive open-plan kitchen/living room providing light and airy multi-functional space with access onto the balcony. Features include entry phone system, ventilation system, double glazing plus gas & underfloor central heating ensuring comfort throughout the year. For those who cycle, a secure communal bicycle store is also available.

This high-end apartment complex occupies a sought-after city centre location at the heart of Princesshay and affords the perfect opportunity for those seeking a

SITUATION

Located in the heart of this beautiful Cathedral City, the property is just a few hundred yards from the high street, Exeter's professional business community in Southernhay, Exeter Crown Court and just 10 minutes easy walking distance to Exeter's historic quayside. The Quayside is a very popular area with Exeter residents and offers plenty to do for tourists, visitors and locals alike. From walking, cycling, and boating for the more energetic to the tranquility gained from just relaxing by the water's edge or visiting an eclectic mix of cafes, restaurants pubs and bars.



Directions

