

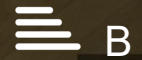


FRANCIS LOUIS
Residential



1 Barnfield Gate, Exeter, EX1 1RX

Price Guide £400,000





1 Barnfield Gate

Exeter, EX1 1RX

- Stunning City Centre Apartment
- En-suite
- Ground floor Garden apartment
- Two double bedrooms
- Parking

Introducing a brand-new ground floor garden apartment in the heart of the city center, boasting two double bedrooms and a south-facing orientation. This property offers the luxury of an en suite, a main bathroom, and a captivating open plan kitchen/dining lounge. With the added convenience of one parking space and being sold with no onward chain, it presents a compelling opportunity for discerning buyers.



Open Plan Living

The heart of this apartment boasts a stunning open-plan lounge/kitchen/dining area. Bathed in natural light, the expansive space offers seamless transitions between its distinct zones, fostering a sense of modern luxury and comfort.

Private Garden

Step out onto your own private garden, a tranquil retreat where you can enjoy morning coffees or evening sunsets.

Lease Details

A new 250 lease, no ground charges and the service charges are £1800 per year.

Agents Notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any





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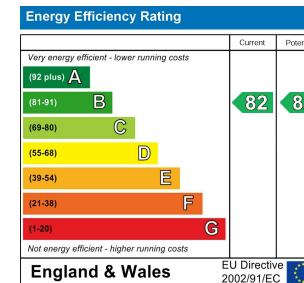
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Nooko Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.