



Dean Clarke House, Southernhay East, Exeter, EX1 1AP
Price Guide £585,000

Nestled in the heart of Exeter, this exquisite two-bedroom apartment in the prestigious Dean Clarke House offers a luxurious living experience. The property boasts a spacious lounge/dining room, an office space for those working from home, and not one but two beautifully designed bathrooms including an en-suite.

The highlight of this property is the stunning kitchen, perfect for whipping up culinary delights. With one secure parking space, you can bid farewell to parking woes. Additionally, the feature private terrace/balcony is ideal for enjoying a morning coffee or unwinding after a long day.

The apartment exudes elegance with its high ceilings and large windows that flood the space with natural light, creating a warm

and inviting ambiance. Meticulously finished to a high standard, this home is adorned with special features such as a Legrand home automation system, motorised blinds, and scene setting capabilities, adding a touch of modern sophistication.

Located in the desirable Southernhay East, which is only a few minutes walk to the Cathedral, this property offers not just a home, but a lifestyle of comfort and convenience. With the benefit of a full time concierge, a gym and large communal gardens along with the gated private car park. Don't miss the opportunity to make this stunning apartment your own and experience the epitome of luxury living in Exeter.



Hallway

Solid door to the front aspect, sash window to the side aspect, 2 x radiator, doors to,

Utility Cupboard,

Space for the tumble dryer, the Legrand home automation system,

Bedroom 2

Sash window to the side aspect, radiator, built in wardrobe and chest unit.

Master Bedroom**Dressing Room**

Built in wardrobes, window to the rear aspect, radiator, opens to,

Bedroom

A triple aspect room with 5 sash windows, 3 x radiator, door to

En-suite

A waterfall shower with Vitra and Grohe fittings, a low level w/c, a wash hand basin, floor to ceiling Porcelanosa tiles, heated towel rail.

Bathroom

A feature roll top bath, a low level w/c, a wash hand basin, floor to ceiling Porcelanosa tiles, Vitra and Grohe fittings, heated towel rail,

Lounge/Dining Room

Three sash windows to the side aspect, 3 x radiators, opening into the inner hallway

Inner Hallway

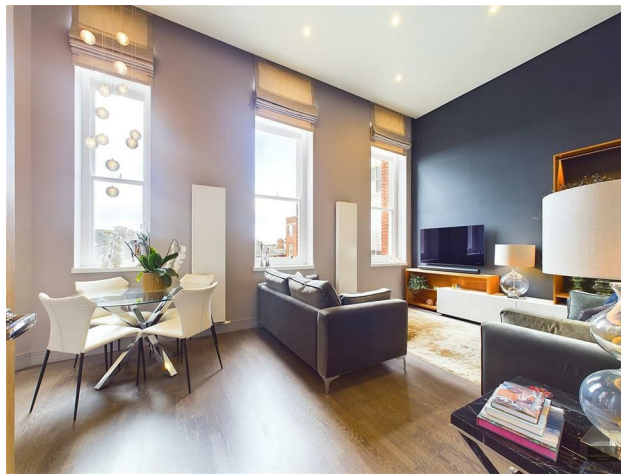
Window to the side aspect, radiator, opens to,

Office

A window and door to the Terrace/Balcony, a built in desk with drawers, radiator,

Kitchen

A German designed and built bespoke fitted hand finished kitchen complete with a solid worktop, inset Meile appliances including integrated dishwasher, electric fan assisted oven, fridge/freezer, microwave, washer/dryer, Lec 18 bottle wine fridge, Bora induction hob with downdraft extractor, Quooker Mixer tap with integrated boiling water, breakfast bar with stools under, a triple aspect room with 6 windows, radiator,



Terrace/Balcony

A feature to the property with a glass balustrade, artificial grass, power and water direct to the terrace,

Parking

The parking space is directly outside the communal door that leads to the apartment, there is an electric car charging point.

Communal Gardens

There are two lovely garden areas where you can sit out and eat or drink in.

Basement Storage area

There is a useful secure private storage room with the property,.

Dean Clarke House

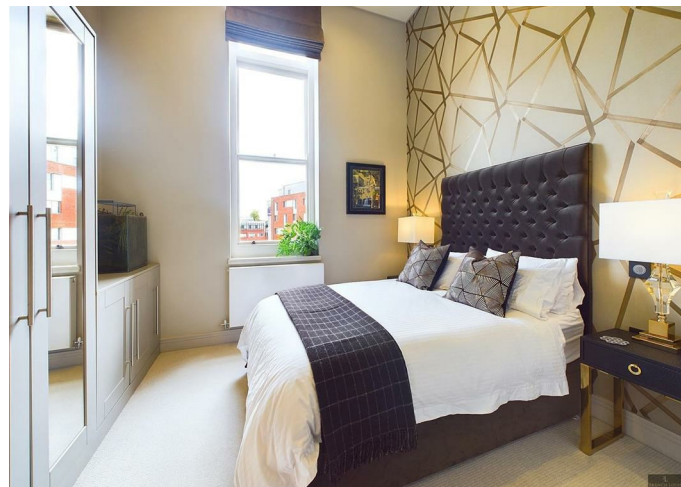
The building offers a delightful lobby area where the concierge is based, there is also a gym with a shower room for you and your guests to use.

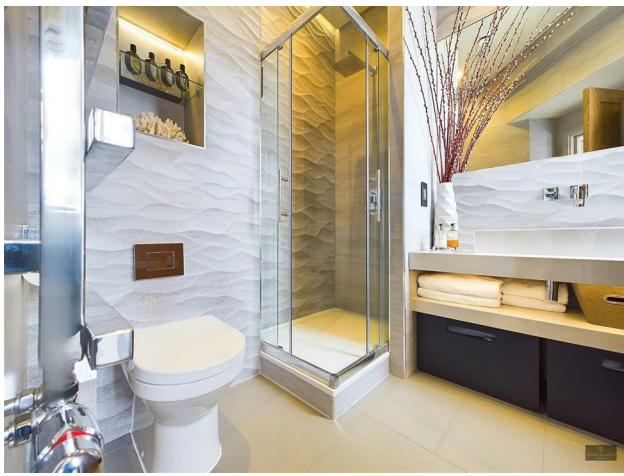
Lease Information

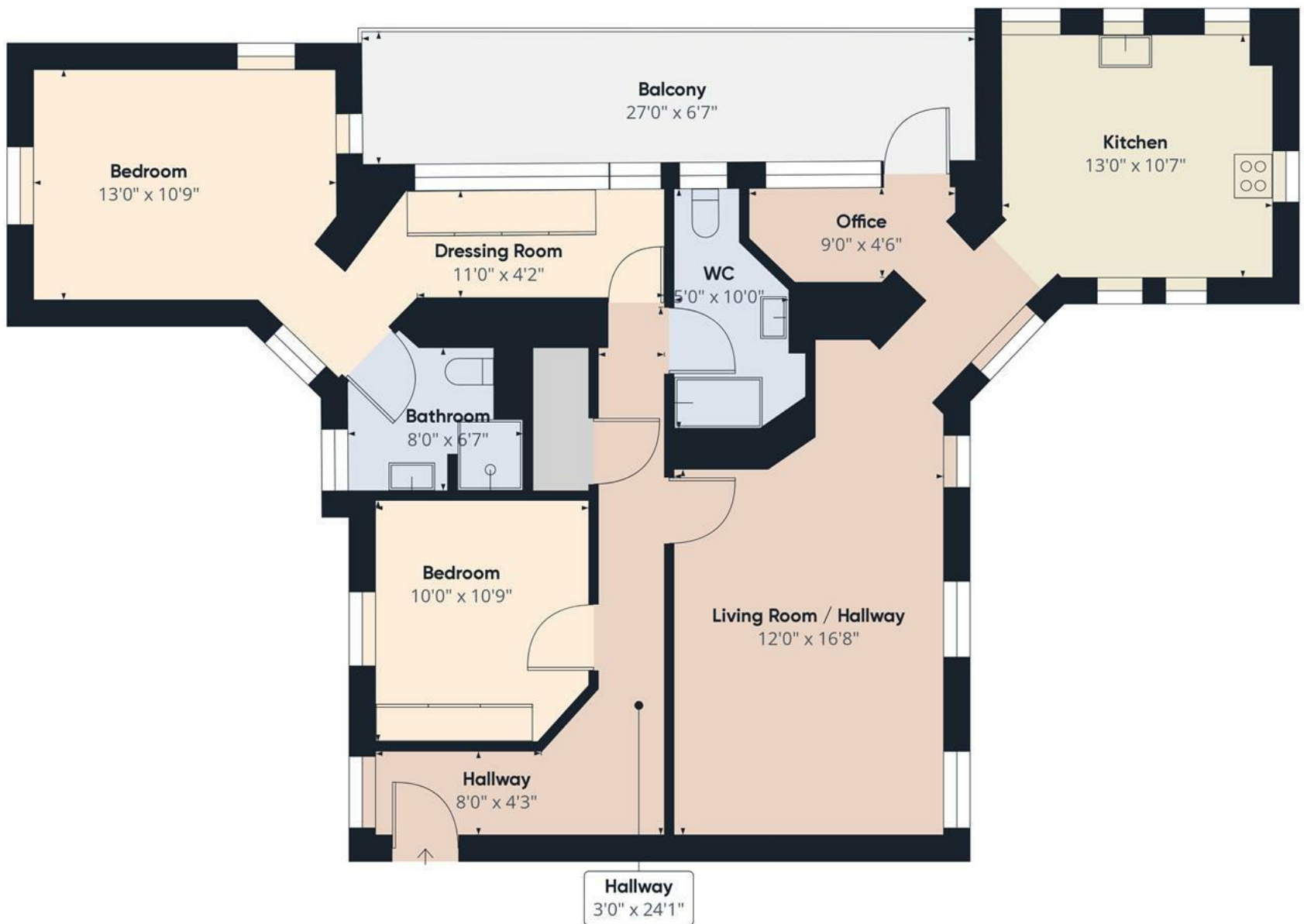
Leasehold lease length - 200 years from 2013, the service charge is £4751.86 per year and the ground rent is £316.43 per year

Agents Notes

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Approximate total area⁽¹⁾
 1033.01 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

