



**Connells**

Greenslades Cowley Bridge Road  
Exeter

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Exeter EX4 4HW

for sale guide price  
**£210,000**



## Property Description

***GUIDE PRICE £210,000 - £220,000 - This immaculately presented first-floor apartment offers stylish and spacious living in a convenient location close to Exeter St Davis's train station, university and the city centre. The property features two well-proportioned bedrooms and an additional versatile room, ideal for use as a home office or gym. Benefiting from secure gated parking and being offered with no onward chain, this apartment combines modern comfort with practicality. The accommodation comprises:- Entrance hallway, lounge/diner/ kitchen, utility area, office/gym space, shower room/WC and 2 bedrooms.***



Agents Note; The flat has a newly created lease which is pending registration at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

## Kitchen/ Diner/ Living Room

23' 4" max x 15' 9" max ( 7.11m max x 4.80m max )

Two double glazed front aspect windows, two electric heaters, breakfast bar, base units, work surfaces, electric oven and hob, extractor fan, built-in dish washer, tiling, shelving, space for fridge freezer.

## Utility Area

Plumbing for washing machine, space for tumble dryer, shelving, cupboard with storage and water tank.

## Office/ Gym

Electric heater.

## Shower Room

Double shower cubicle with electric shower, low level toilet, wash hand basin, tiling, extractor fan.

## Bedroom 1

15' 6" max x 8' 2" max ( 4.72m max x 2.49m max )

Double glazed front aspect window, electric heater.

## Bedroom 2

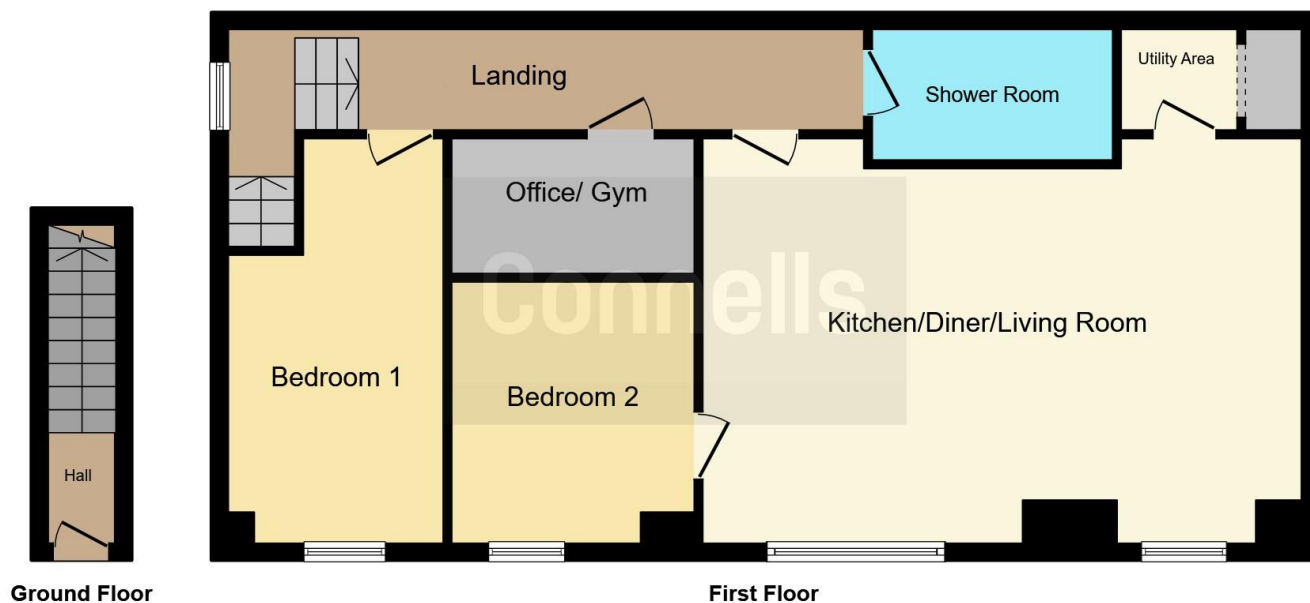
10' 3" x 9' 5" ( 3.12m x 2.87m )

Double glazed front aspect window, electric heater.

## Parking

One allocated parking space.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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8-9 South Street  
 EXETER EX1 1DZ

EPC Rating: E Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/EXR317158](http://connells.co.uk/Property/EXR317158)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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