



Flat 9 Canon House



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, Exeter, EX1 1GL

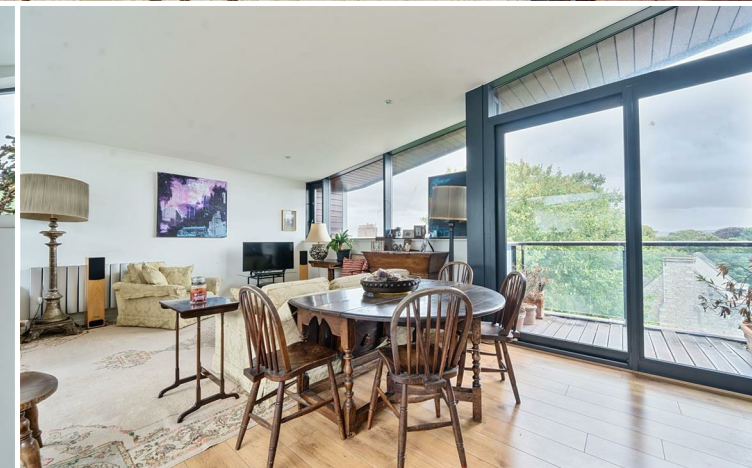
A two-bedroom split level apartment, conveniently located within the heart of Exeter's bustling City Centre offering unrivalled views of the cathedral. Being sold with no onward chain.

- City centre location
- 2 bedrooms, with master en-suite
- Panoramic views
- Excellent transport links
- EPC: C
- Modern apartment
- Split level living
- Balcony overlooking the cathedral
- Subject to a Leasehold ending 31st July 2106
- Council Tax Band: D

Guide Price £375,000

SITUATION

Canon House is conveniently located on the fringe of Princesshay and the facilities it affords includes a wide array of shops, restaurants, cafes and bars. Southernhay, an area of attractive tree lined gardens, unique and characterful properties and is also the hub of Exeter's professional landscape is also a short walk away. Additionally, within walking distance is Exeter Central train station providing access to major train links across the country. Exeter affords a fantastic range of amenities, including well regarded schools, sporting and leisure facilities and a wealth of excellent shopping and dining options. The M5 is easily accessible and provides links to the A30 and A38 trunk roads. There are regular rail services to London and an international airport.



DESCRIPTION

This modern apartment has a considered layout, with bedrooms comprising the ground floor and open plan living on the second, complete with panoramic views across the cathedral green. The master bedroom benefits from floor to ceiling windows and is a generously sized double, additionally bedroom two is a well-proportioned double as well as a separate bathroom. The living space is the main feature of the property, a stunning example of city living with multiple large windows providing a light and airy feel throughout. Additionally, there is a private, sun-trap balcony overlooking the cathedral.

ACCOMMODATION

Through entrance hall, immediately in front to the right, is access into the master bedroom with en-suite bathroom, to the rear left, is access to the second bedroom and just before that is access into the bathroom, complete with bath, shower, WC and basin. Lastly on the ground floor is a large, useful storage cupboard. Up the stairs, to the first floor is a large open plan room, to the rear right hand side is the modern fitted kitchen, with integrated oven and fridge/freezer. To the left-hand side of the room are doors onto the balcony. The communal areas to the property are clean and well maintained.

SERVICES

All mains connected.

DIRECTIONS

From the Stags' Southernhay office, whilst walking, take a left from the office and take the first left, walk towards Canon House and the entrance of the property is between Pop Kitchen and Lucianos Restaurant.

TENURE

Canon House is subject to a Leasehold which ends on 31st July 2106



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 968 sq ft / 89.9 sq m
For identification only - Not to scale

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1182782



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

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