



24, Winsor Avenue



24, Winsor Avenue

St Leonards Quarter, Exeter, EX2 4BL

A newly finished one-bedroom apartment with lift, conveniently located in the popular St Leonards Quarter development with a generously sized balcony overlooking the city and river, being sold with no onward chain.

- 1 bedroom apartment
- No onward chain
- Striking Views
- Close to local amenities
- CTB - B
- St. Leonards location
- Modern finish throughout
- Ample transport options
- EPC - B

Offers In The Region Of

£250,000

SITUATION

Winsor Avenue, a quiet road within the St Leonards Quarter Development, is enviously positioned moments from many major features within Exeter's bustling city centre. Within walking distance is Exeter's historic quayside and its amenities, including an array of cafes, boutique shops, bars and restaurants as well as a multitude of water-based activities. With easy access into the city but with ample transport options for further afield. Additionally, within walking distance is Exeter Central train station providing access to major train links across the country.



DESCRIPTION

This modern apartment has a considered layout making for a versatile living space. The open plan kitchen/dining and living room provides light and airy accommodation with access onto a sun-trap balcony, offering stunning metropolitan views across the city. As well as benefitting from a generously sized double bedroom. A well-presented bathroom makes up the remainder of the property. Within the building are clean modern lines and communal areas and a lift.

ACCOMMODATION

Through spacious entrance hall, immediately to the left is the generously sized bathroom, with W/C, basin and large shower. Directly in front is the large double bedroom, with floor to ceiling windows providing ample light. To the right-hand side of the property is the kitchen/dining room, with patio doors leading to a spacious balcony, the kitchen has integrated units with Bosch appliances and German engineered units.

SERVICES

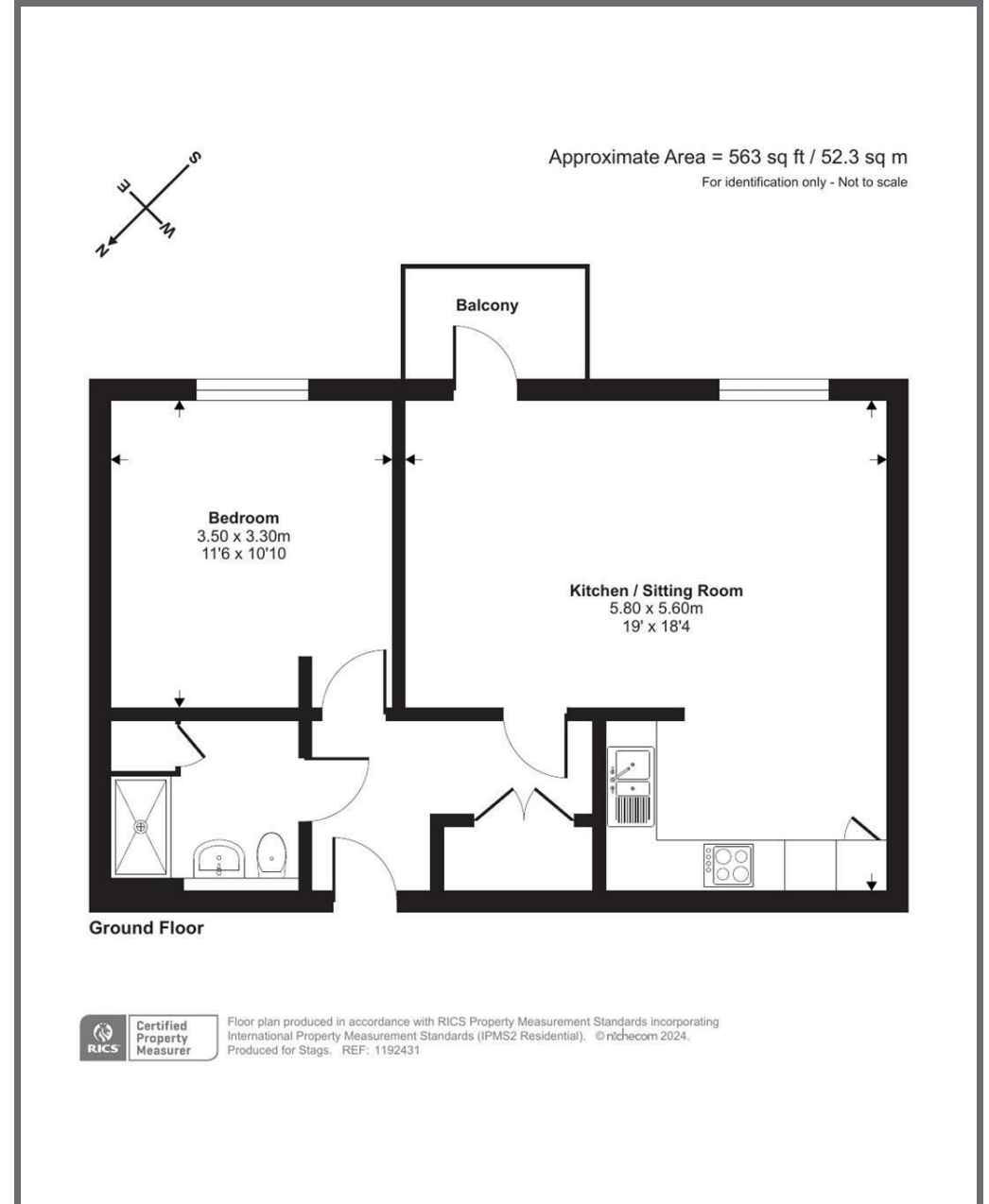
Mains gas, electric and drainage. Ultrafast broadband available. Gas central heating.

DIRECTIONS

From Stags Southernhay office, head down Southernhay East towards the inner bypass, take a left and head towards Topsham Road. Stay on Topsham Road and take a right into the St Leonards Quarter Development. Take the first left onto Winsor Avenue and the property is at the end to the left.



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.



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		

21/22 Southernhay West,
Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202