



Flat 3, Maryland Court





# Flat 3, Maryland Court

Exeter, Devon, EX1 1SY

Exeter Cathedral (0.5 Miles), Magdalen Rd (0.2 Miles)

A well-appointed two bedroom first floor apartment with balcony, garage and allocated parking, situated within the highly regarded St Leonards area of Exeter. No onward chain.

- Garage and allocated parking
- Open plan living space
- Private balcony
- Utility room and cloakroom
- Two double bedrooms
- Two ensembles
- First floor apartment
- Secure gated development
- Council tax band: D
- Leasehold - Share of freehold

## Guide Price £450,000

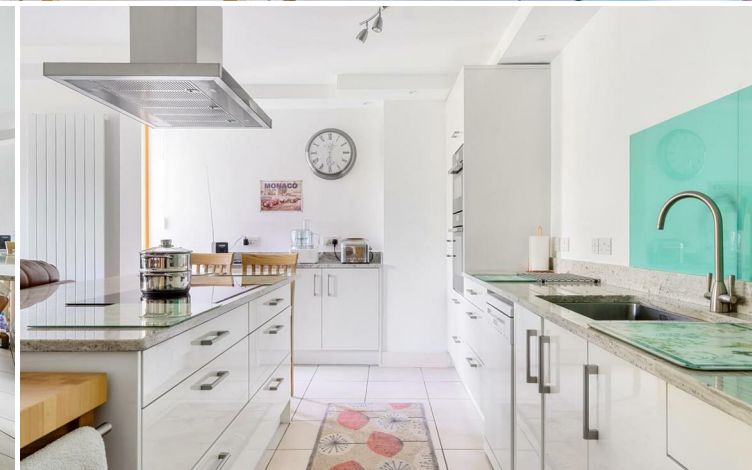
### SITUATION

Spicer Road lies within the sought-after St Leonards district of Exeter, an area renowned for its attractive streets and excellent local amenities. The Magdalen Road 'village' is within easy walking distance and offers a variety of independent shops, cafés, restaurants and a public house. The nearest supermarket (Waitrose) is just a 5 minute walk away from the property.

The city centre is readily accessible, with a frequent bus service operating nearby. There is a good selection of state and private schools in the area, including Maynard's School, along with convenient access to the Royal Devon and Exeter Hospital. Exeter provides a wide range of cultural, sporting and leisure facilities, together with a mainline rail service to London Paddington and an international airport approximately five miles away.

### DESCRIPTION

Flat 3 occupies a first floor position within Maryland Court, a modern and well-maintained development located on the popular Spicer Road, in the heart of St Leonards. With 8ft ceilings, the apartment offers light and spacious accommodation throughout, complemented by a private balcony, secure gated access and the benefit of both a garage and allocated parking.





The property is conveniently positioned for access to the city centre, Magdalen Road amenities and a range of well-regarded schools, making it an ideal home for professionals, downsizers or those seeking a high-quality city residence.

### ACCOMMODATION

The apartment is accessed via a communal entrance with lift and stairs, leading to a private hallway with storage cupboards and a cloakroom/WC. The main living space is a bright and spacious open plan kitchen, dining and sitting room. The kitchen is fitted with a comprehensive range of cupboards and drawers and is well equipped for modern living, while the room as a whole offers excellent space for both seating and dining areas. Dual aspect windows and doors opening onto the balcony allow for an abundance of natural light, creating an airy and welcoming environment. An additional storage cupboard provides further practicality.

Located towards the rear of the apartment are two well-proportioned double bedrooms, both featuring built-in wardrobes and en-suite facilities. The second bedroom offers flexibility and would also suit use as a home office, nursery or snug. A separate utility room is positioned off the hallway, housing the boiler along with space for laundry appliances.

### OUTSIDE

The apartment benefits from a private balcony providing an ideal space for outdoor seating. The property also includes a garage with an allocated parking space positioned directly in front. Maryland Court is accessed via secure electric gates and is set within well-maintained communal grounds.

### SERVICES

Utilities: Mains electric, mains water, mains gas, telephone and broadband

Drainage: Mains drainage

Heating: Gas

Tenure: Leasehold - Share of freehold

EPC: B(82)

Council tax band: D

### LEASE INFORMATION

The vendor advises that the property is held on a 999 year lease from August 2007 with a share of freehold and no ground rent payable. A service charges of around £706.97 per quarter covering communal maintenance, gardening, cleaning, lift servicing, secure entry gates, fire checks, window cleaning, building insurance and communal utilities.

### AGENTS NOTE

The property is within the St Leonards Conservation Area. The vendor has advised that white goods will be included in the sale of the property.



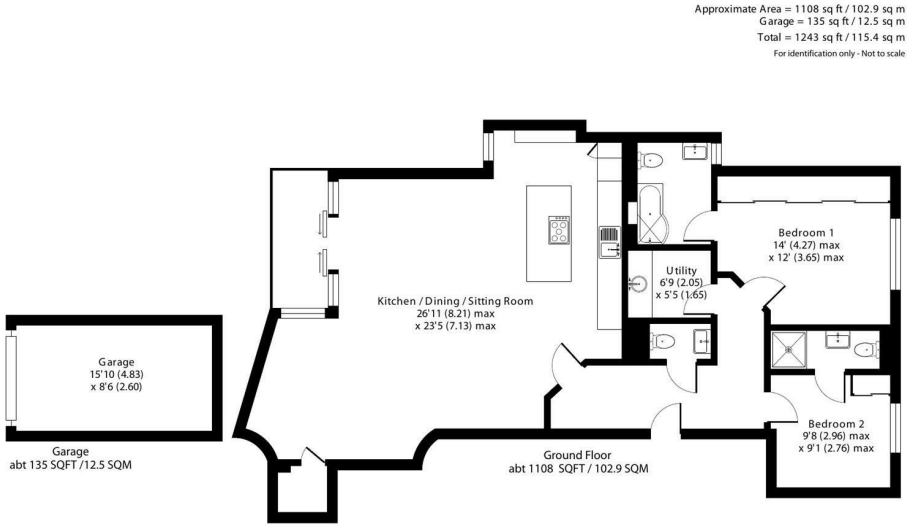
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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