



# ARTILLERY COURT

EXETER, EX2 6EH



**Robert Williams**

SALES | LETTINGS | AUCTIONS



“Two bedroom apartment with allocated parking space located in St Leonards, close to the RDE Hospital”.





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EXETER, EX2 6EH

**Superb top floor two bedroom apartment located in St Leonard's close to the RD&E and Nuffield hospitals. Exeter School is also nearby.**




**No onward chain.**

## The Property-

There is a lift in the building to allow easy access to this top floor apartment. The accommodation briefly comprises of entrance hall, fitted kitchen including appliances, living room, two bedrooms, one ensuite shower room and bathroom. There are also security gates which lead you to an allocated parking space. The property benefits from gas central heating and double glazing.

## The Location-

Barrack Road offers a convenient position in Exeter, close to the city centre within the sought after ward of St Leonards. The Royal Devon and Exeter Hospital. Peninsula Medical Centre and University of Exeter St Luke's Campus are all near to the property. The property is also a short walk from Waitrose and plenty of independent shops, restaurants and pubs in both Heavitree and Magdalen Road.

2  bedrooms    2  bathrooms  
1  receptions    1  car spaces

**Local Authority:** Exeter City Council

**Council Tax Band:** D

**Tenure:** Leasehold

**Heating:** Gas Central Heating

**Services:** Mains water and drainage

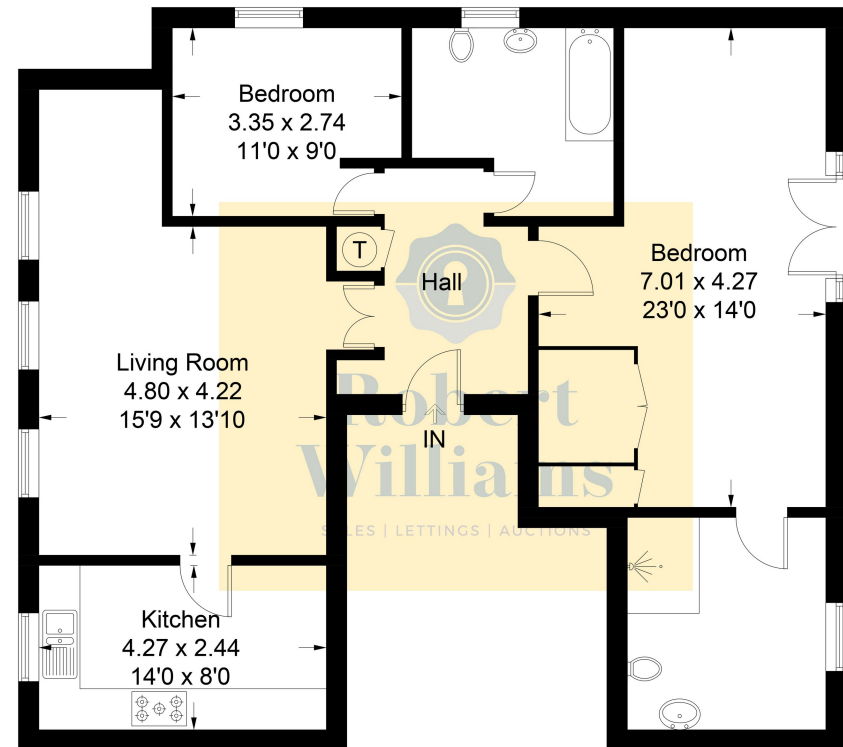
**Energy Efficiency Rating:** C





## 6 Artillery Court

Approximate Gross Internal Area = 97.1 sq m / 1045 sq ft



## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1204197)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.