



10 PRINCESSHAY GARDENS

Exeter, Devon



LOCATED IN THE CENTRE OF EXETER, A FANTASTIC TWO BEDROOM PENTHOUSE APARTMENT

With stunning views across the city, balcony, roof terrace and secure covered parking.

Summary of accommodation

Open plan kitchen/dining/sitting room, Two bedrooms, Two bathrooms

Balcony, Roof terrace

Secure covered parking space

Distances: Exeter St. David's station 1.9 miles (2 hours to London Paddington) M5 (Jct 29) 3.1 miles
Exeter Airport 5.7 miles (1 hour to London City Airport)
(All distances and times are approximate)

Guide price: £365,000

SITUATION

Princesshay is located in the heart of Exeter a short walk to the Cathedral Green. The shops, bars and restaurants of the city centre are right on its doorstep, including the High Street and Princesshay shopping precinct, with its selection of well-known retail outlets, while there are also plenty of independent retailers and boutiques in the smaller streets off the High Street. The area has plenty of leisure and cultural activities to choose from, with theatres, museums, galleries and cinemas, as well as tennis clubs, football, horse riding, sailing, hiking the Jurassic Coast, fishing as well as access to three sandy beaches within 15 miles of Exeter city centre. The area offers excellent transport links and Exeter’s four mainline train stations are all within two miles from the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington. The A30 and M5 lead to the national motorway network providing convenient road links with Exeter International Airport, approximately five miles away, offering both local and international flights.

10 PRINCESSHAY GARDEN APARTMENTS

Located just off of Southernhay in the center of Exeter, Princesshay Garden apartments is a highly desirable, purpose-built block of apartments. From ground level a communal door opens into a lobby, where a staircase and lift rise to the apartments with apartment 10 being on the penthouse at the top of the building.

From the shared hallway accessed from the lift and staircase, a door leads to a roof terrace shared with two other apartments enjoying views over the city with a private door leading into the hallway of apartment 10.

On the right hand side is the principal bedroom an inbuilt storage cupboard and a window looking to the front. There is also a door into an en suite shower room with WC.





Further along the hall, straight ahead is a second double bedroom with lovely, elevated views over the city and a door onto the balcony.

Also off the hall is the main bathroom with a panel bath, low level WC and pedestal hand wash basin and at the end a door opens into the sitting room. A lovely room, the sitting room has enough space to accommodate a dining table with at one end a range of fitted kitchen units with appliances and at the other, bi-fold doors and a window opening onto the balcony with beautiful, elevated views across the city to the South.

PARKING

The apartment benefits from an allocated parking space within a gated, secure section of the Princesshay multistorey car park located close to the apartment and accessed via a lift or stairs.

PROPERTY INFORMATION

Services: Mains gas, drainage and electricity.

Local Authority: Exeter City Council

Council Tax: Band D

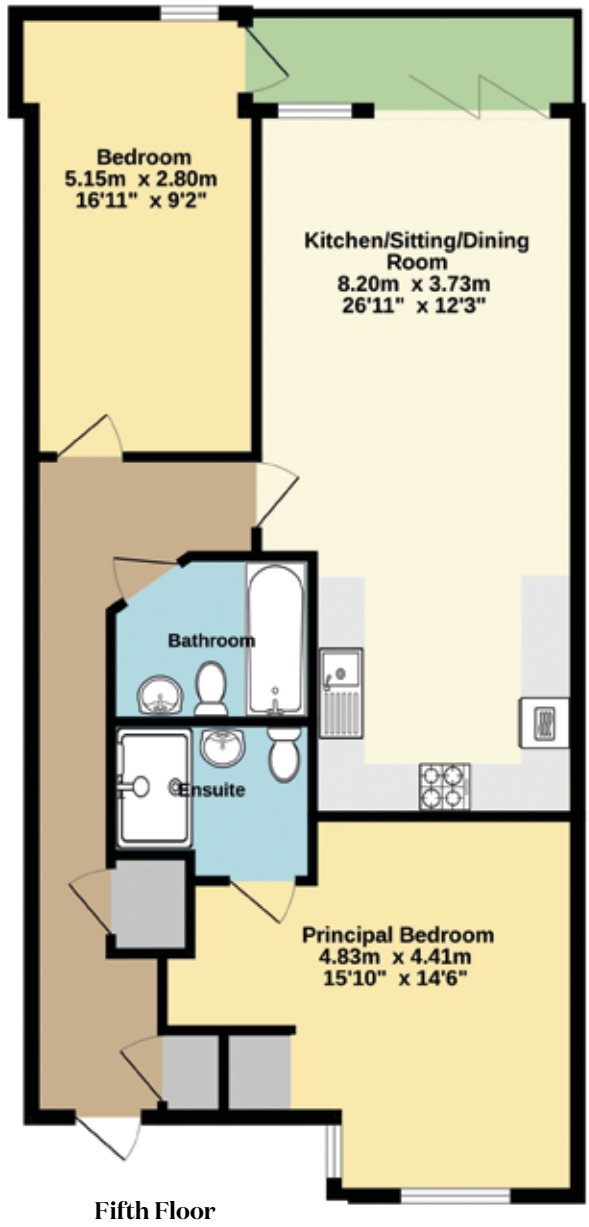
Service Charge: £400 a month - £1100 a quarter

Tenure: Leasehold (lease remaining 80 years)

EPC: C

Directions: what3words:///focus.rapid.assets - EX1 1GR

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area
79.8 sq.m. (859 sq.ft.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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