



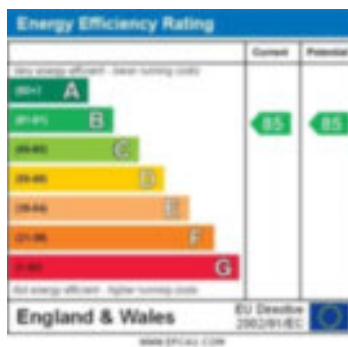
Located off the Topsham Road this stunning, second floor, brand new one bedroom apartment located in the sought after St Leonards Quarter development with lovely views over the city. The apartment benefits from an open plan kitchen/living/dining room, large balcony, double bedroom, modern shower room and is within walking distance to the city centre and Exeter Quay.

Winsor Avenue, St Leonards
St Leonards £265,000

East of **EXE**

Winsor Avenue, St Leonards St Leonards £265,000

Second Floor Apartment | Brand New Development | One Bedroom | Open plan living/dining/kitchen | Large Balcony | Modern Shower room | No Ongoing Chain



APPROACH

An Open covered entrance to communal entrance hallway with stairs and lift to the 2nd floor, front door to apartment 24 and entrance hallway.

ENTRANCE HALLWAY

Spacious entrance hallway with doors leading to all adjoining rooms, radiator, video entry panel, recess spotlights, double doors to large storage/utility cupboard with space and plumbing for washing machine.

OPEN PLAN LIVING/DINING/KITCHEN:

LIVING/DINING AREA

Wonderful light and spacious room with large Upvc double glazed sliding door to large balcony and further Upvc double glazed full height window with outlook over surround area and down towards the river Exe. Recess spotlights, two radiators, TV and telephone points. Opening through to the kitchen area.

KITCHEN AREA

Modern fitted kitchen with range of base, wall and drawer units in high gloss Taupe colour finish. Polished granite worktop with matching upstand, and inset stainless steel sink with carved drainer. Quality fitted Bosch appliances featuring; eye-level electric oven, induction hob, microwave, dishwasher, fridge and freezer. Concealed worktop lighting, recess spotlights extractor fan.

Balcony

Double glazed sliding doors from the open plan kitchen/living room open on to the large balcony which would be perfect for 'Alfresco dining' with views down towards to quay and out over Exeter.

Bedroom

Light and spacious double bedroom with full height Upvc double glazed window to side aspect, radiator, TV and telephone points. Power points with additional USB points.

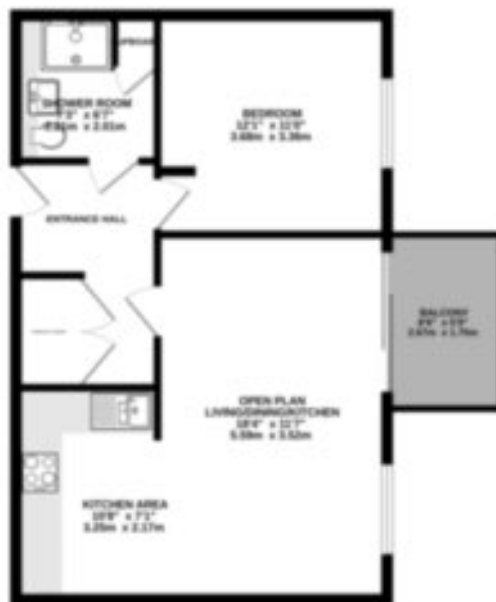
Shower Room

Modern white suite comprising; low level w.c., hand wash basin, and glass sliding door to large tiled shower enclosure with mixer shower - large fixed shower head and further handset. Recess spotlights, extractor fan, chrome ladder style radiator, tiled floor, door to airing cupboard housing Worcester gas combi boiler.

AGENTS NOTES:

The property is leasehold.
999 Years left remaining
Management Charges:-
Service Charge - £106 Per Calendar Month and a Peppercorn Ground rent.

GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



NOT TO SCALE. ROOM DIMENSIONS ARE APPROXIMATE. ROOMS ARE NOT TO SCALE. ROOMS ARE NOT TO SCALE.



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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.