



East of **EXE**
ESTATE AGENTS

Gras Lawn
Exeter £220,000

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Attractive two bedroom ground floor apartment located in this quiet and sought after location. Close to local amenities, RD&E and Exeter Quayside. This stylish apartment comprises of two bedrooms, fitted kitchen, large sitting/dining room and family bathroom. The property also benefits from a single garage. Excellent investment opportunity. Permit parking and use of grounds No ongoing chain.

Ground Floor | Large Sitting Room/Dining Room | Modern Kitchen | 2 Bedrooms | Built-in Wardrobe | Single Garage | Permit Parking | Double Glazed Windows | Excellent Investment Opportunity | No Ongoing Chain

APPROACH

Covered entrance with part glazed composite front door to entrance hallway.

ENTRANCE HALLWAY

Spacious entrance hallway with doors leading to living/dining room, bedrooms and bathroom. Radiator. Door to large storage cupboard also housing wall mounted gas combi boiler.

LIVING/DINING ROOM

Wonderful, light and spacious room with three Upvc double glazed windows to side aspect. Three radiators. TV and telephone points. Opening through to the kitchen.



KITCHEN

Attractive kitchen with a range of base and wall units in light wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric single oven and gas hob with stainless steel splash panel, and cooker hood over. Integral fridge/freezer. Space and plumbing for washing machine and slimline dishwasher. Tiled floor. Concealed worktop lighting.

BEDROOM 1

Spacious double bedroom with Upvc double glazed window to front aspect. Radiator. TV and telephone points. Double doors to built-in wardrobe complete with hanging rail and shelving.

BEDROOM 2

Further good-sized bedroom with Upvc double glazed window to rear aspect. Radiator.

BATHROOM

White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, mixer tap with shower head attachment. Radiator. Extractor fan. Shaver point.

GARAGE

Up and over door to single garage located in nearby resident's car park. Light and power. Eaves storage.

AGENTS NOTES:

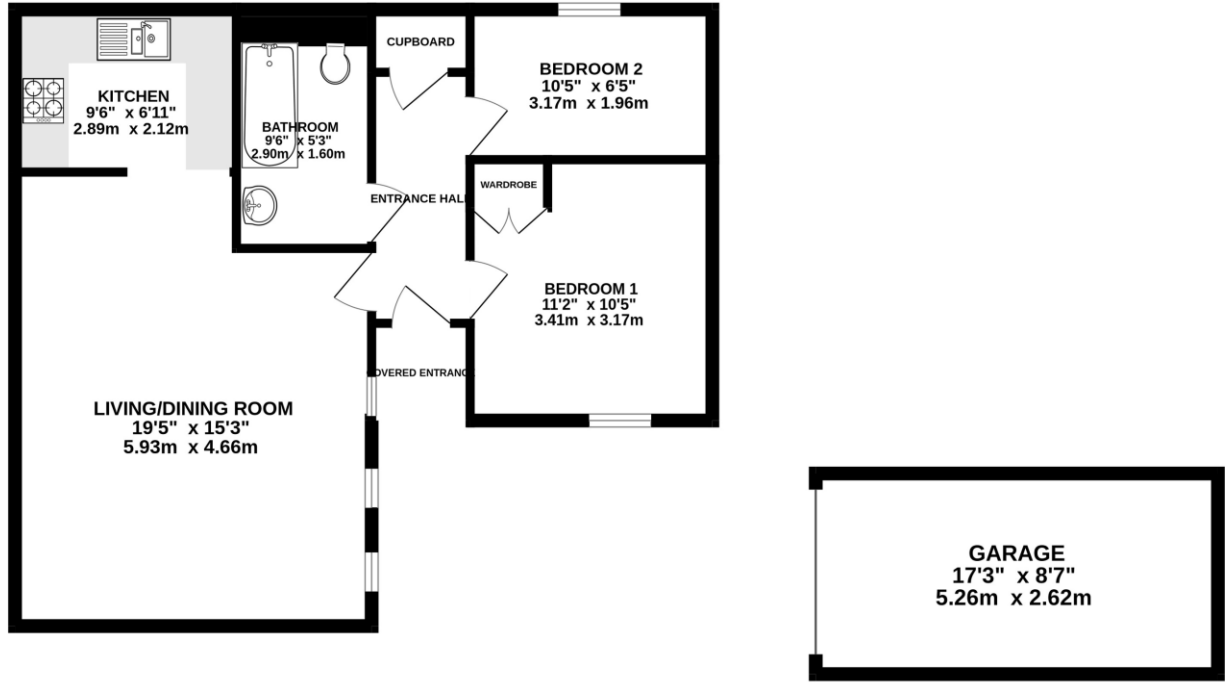
The property is leasehold - 999 years from 2001
Management Fee - £705.43 per half annum

Maintenance company - FirstPort

Council Tax Band: D - Exeter City Council



GROUND FLOOR
802 sq.ft. (74.5 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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