



East of 
ESTATE AGENTS

Lansdowne

Ludwell Valley, Exeter £180,000

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Two-bedroom ground floor apartment in an outstanding position which enjoys superb country and city edge views. The accommodation includes a spacious living/dining room with panoramic views, kitchen, large balcony, two double bedrooms and garage. Positioned well on this pretty 4-acre communal site.

Ground Floor Apartment | Two Bedrooms | Stunning Views | Large Balcony | Kitchen | Sitting/Dining Room | Family Bathroom | Garage

APPROACH

Covered entrance porch. Part glazed Upvc front door to entrance hallway.

ENTRANCE HALLWAY

L'shape entrance hallway with doors leading to living/dining room, bedrooms and bathroom. Door to deep storage cupboard and further door to coat cupboard complete with hanging rail. Floorstanding electric night storage heater.

LIVING/DINING ROOM

Wonderful light and spacious room with large Upvc double glazed window to rear aspect offering outstanding views across Exeter and the countryside beyond. Floorstanding electric night storage heater. TV and telephone points. Fitted shelving. Upvc double glazed french doors leading out to the balcony. Door to kitchen.

BALCONY

Generous sized outside space offering wonderful views over the Ludwell Valley Park and Exeter. Laid to artificial grass and enclosed by railings.

KITCHEN

Range of base, wall and drawer units in cream high gloss finish with wood effect trim. Roll-edge worktop with tiled surround and inset stainless steel sink. Large Upvc double glazed window to rear aspect also enjoying panoramic views



over Exeter and beyond. Integral electric oven and hob with storage under. Door to airing cupboard complete with hot water tank and shelving.

BEDROOM 1

Spacious double bedroom with large Upvc double glazed window to front aspect with outlook over the communal grounds. TV point.

BEDROOM 2

Further good size double bedroom with large Upvc double glazed window to front aspect with outlook over the communal grounds. TV point.

BATHROOM

White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, glass shower screen and electric shower. Extractor fan.

GARAGE

A single garage is located in a nearby block with up and over door.

COMMUNAL FACILITIES

Residents can enjoy the wonderful tended grounds which have various seating areas for outside dining etc. There is also a resident's launderette which is a short walk from No 41. Equally each apartment also has a small storage area under the blocks.

AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following: -**Tenure:** This apartment is leasehold

Years Left Remaining: 991

Service charge: £120 Per Calendar Month

Ground rent: £6 Per Annum

Management Company: Lansdowne Management Company Ltd

Electricity: Mains

Heating: Electric

Water: Mains

Sewerage: Mains

Council Tax Band: B

Council: Exeter City Council

Parking: Garage

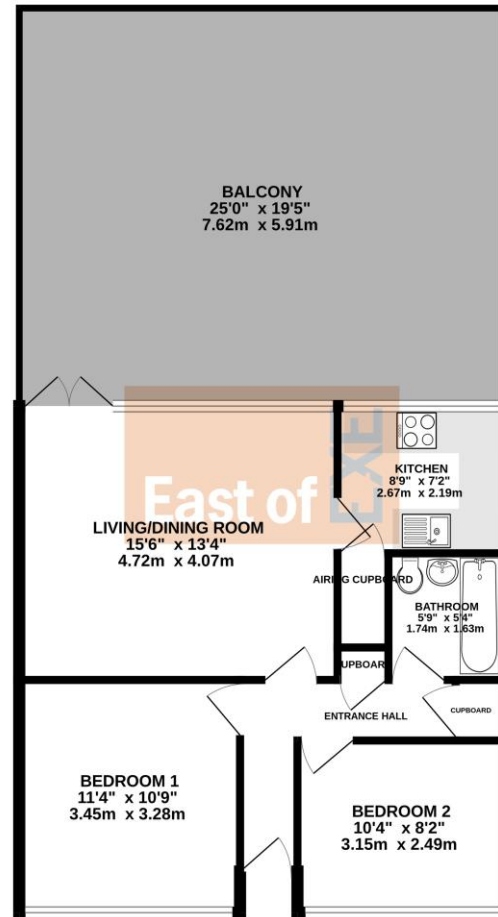
Garden: Large Balcony and Communal Grounds

Broadband speed: Fibre to Cabinet with up to 76mbps download and 15 mbps upload

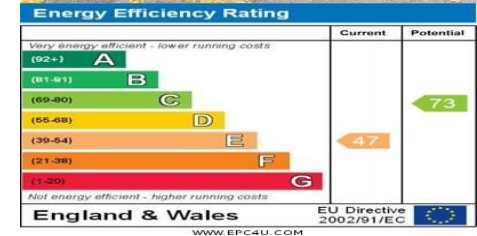
Mobile Signal: Several networks currently showing as available at the property including EE and Vodafone



GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 578 sq.ft. (53.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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