



SOUTHGATE

ESTATES

*Flat 1, 25, Victoria Park Road,  
Exeter, Devon, EX2 4NT*

£345,000



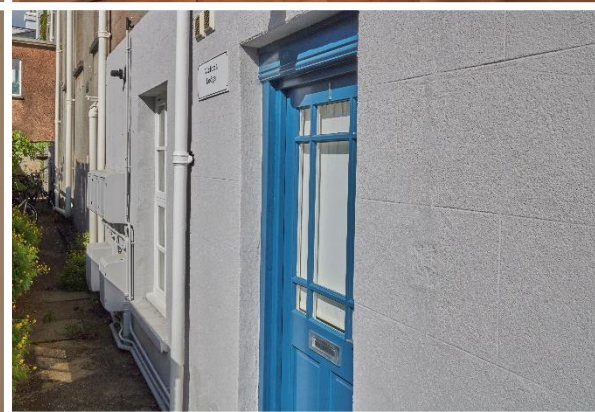


## Lower Ground Floor Flat, Two Double Bedrooms, Allocated Parking, Private Entrance, No Onward Chain, Highly-Desirable Area

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A spacious lower ground floor flat located within the heart of St Leonards. The flat is offered with no onward chain, and benefits from an allocated parking space. The well-presented internal accommodation briefly consists of a kitchen breakfast room, a sizeable living room, an inner hallway with built-in storage, two bedrooms (with a dressing room and en suite to the master), and the main bathroom.

The excellent location offers a number of nearby amenities, including the many independent shops, cafes and restaurants along Magdalen Road, as well as various parks, including Bull Meadow Park and Heavitree Pleasure Grounds. The flat is also just a short distance from the city centre, with its many high street shops, eateries and entertainment facilities.



## Accommodation

The front door opens to the kitchen breakfast room, which contains a range of matching wall and base units with solid oak worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with an electric hob and extractor hood over, a tall fridge freezer and a dishwasher. There is also a breakfast bar, a window to the front aspect and a built-in cupboard housing the hot water tank and recently fitted Worcester boiler. A door opens to the generously-proportioned living room which enjoys two windows to the front aspect allowing ample natural light to the room. The inner hallway provides access to the bathroom and the two bedrooms. There are also two built-in storage cupboards, one allowing space for a washing machine. Both the bedrooms are doubles, with windows facing the front aspect. The master bedroom also opens into a dressing room, which provides ample space for storage, with a door to the en suite. The en suite includes a large shower cubicle, a wash basin with a mixer tap over, and a hidden cistern WC. Lastly, the main bathroom comprises a bath with shower over, a wash basin with a mixer tap over, and a hidden cistern WC.

## Parking

In a car park to the rear of the property, there is an allocated space for the flat, allowing valuable off-road parking.

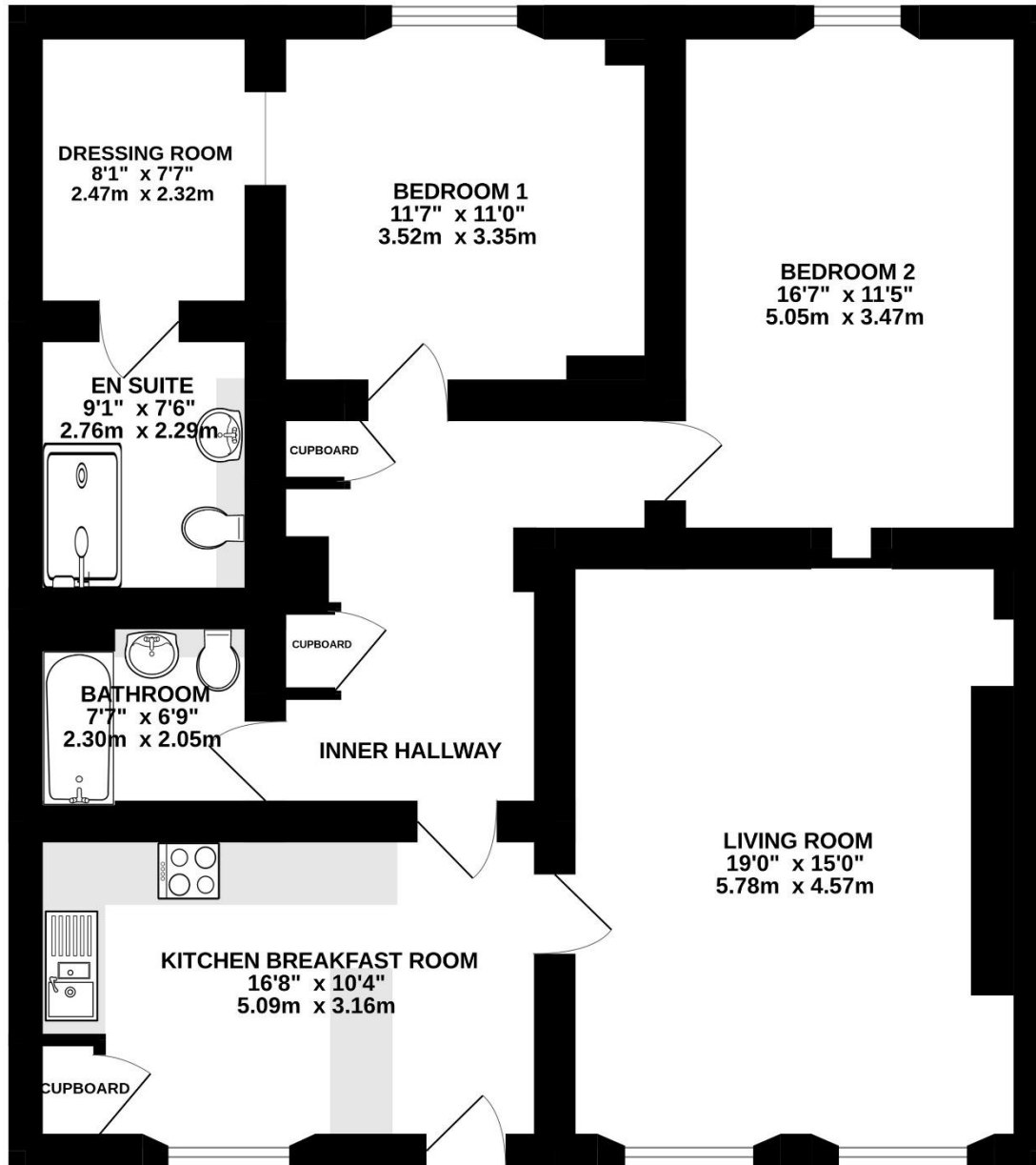
## Property Information

Tenure: Share of the Freehold (We have been informed that the lease length is 999 years from 1 January, 2013, and that the service charge is currently £1,244.44 per annum, paid quarterly, representing a 10% contribution to the whole building's service charge and ground rent is £50 per annum due January). Council tax band D.



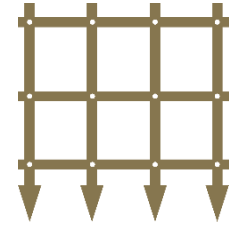


## LOWER GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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