

SOUTHGATE

ESTATES

*Flat 5, 27, Victoria Park Road,
Exeter, Devon, EX2 4NT
£400,000*



3 Bedrooms, Second Floor Flat,
Prestigious Location,
2 Allocated Parking Spaces,
No Onward Chain,
Spacious Accommodation,
Share of the Freehold

Located within a prestigious Georgian building in a highly sought-after St Leonards address, is this unique three bedroom apartment. The flat is offered with no onward chain, and benefits from two allocated parking spaces. The internal accommodation briefly comprises an entrance hallway, a sizeable living room, a separate kitchen diner, bathroom and three bedrooms, with an en suite to the master.

Victoria Park Road is widely regarded as one of Exeter's most desirable streets, with an array of fine Georgian houses and only a short walk from the many independent shops, cafes and restaurants along Magdalen Road, as well as various parks, including Bull Meadow Park and Heavitree Pleasure Grounds. It is ideally located for access to the RD&E Hospital and the highly regarded Exeter School is a stone's throw from the apartment. The flat is also just a short distance from the city centre, with its many high street shops, eateries and entertainment facilities.





Accommodation

The flat's generous accommodation is well-presented, offering a perfect blend of elegant period features alongside the comforts of modern living. As you enter through the front door, you are greeted by a large entrance hallway, which accommodates two built-in storage cupboards and access to each of the main rooms.

The open plan kitchen diner contains a selection of wall and base units, as well as a feature island unit, each of which incorporate granite countertops. Integrated appliances include a microwave and an eye-level oven, with a separate 5 ring gas hob and extractor hood, as well as a fridge, freezer, washing machine and a dishwasher. A sash window provides an attractive view to the front aspect, and ample space is provided for a dining table and chairs. The sizeable living room is complemented by two sash windows to the front aspect, also with a pleasant outlook, as well as character features including decorative coving, and a recessed bookshelf.



Along the hallway you approach the bedrooms, with the handsome master bedroom offering built-in storage, and two sash windows to the rear aspect. A door opens into the en suite shower room, which briefly comprises a shower cubicle, double wash basins set on a marble countertop, and a close-coupled WC. The second bedroom is a further double, with a sash window to the rear aspect, along with a built-in wardrobe, and bedroom three is currently used as a study, but would also make a good-sized single bedroom. Finally, the main bathroom includes a P-shaped bath with a shower over, a close-coupled WC and a wall-mounted wash basin.

Parking

The flat features two parking spaces, one situated in the car park to the front of the property, and a further one in the rear car park.

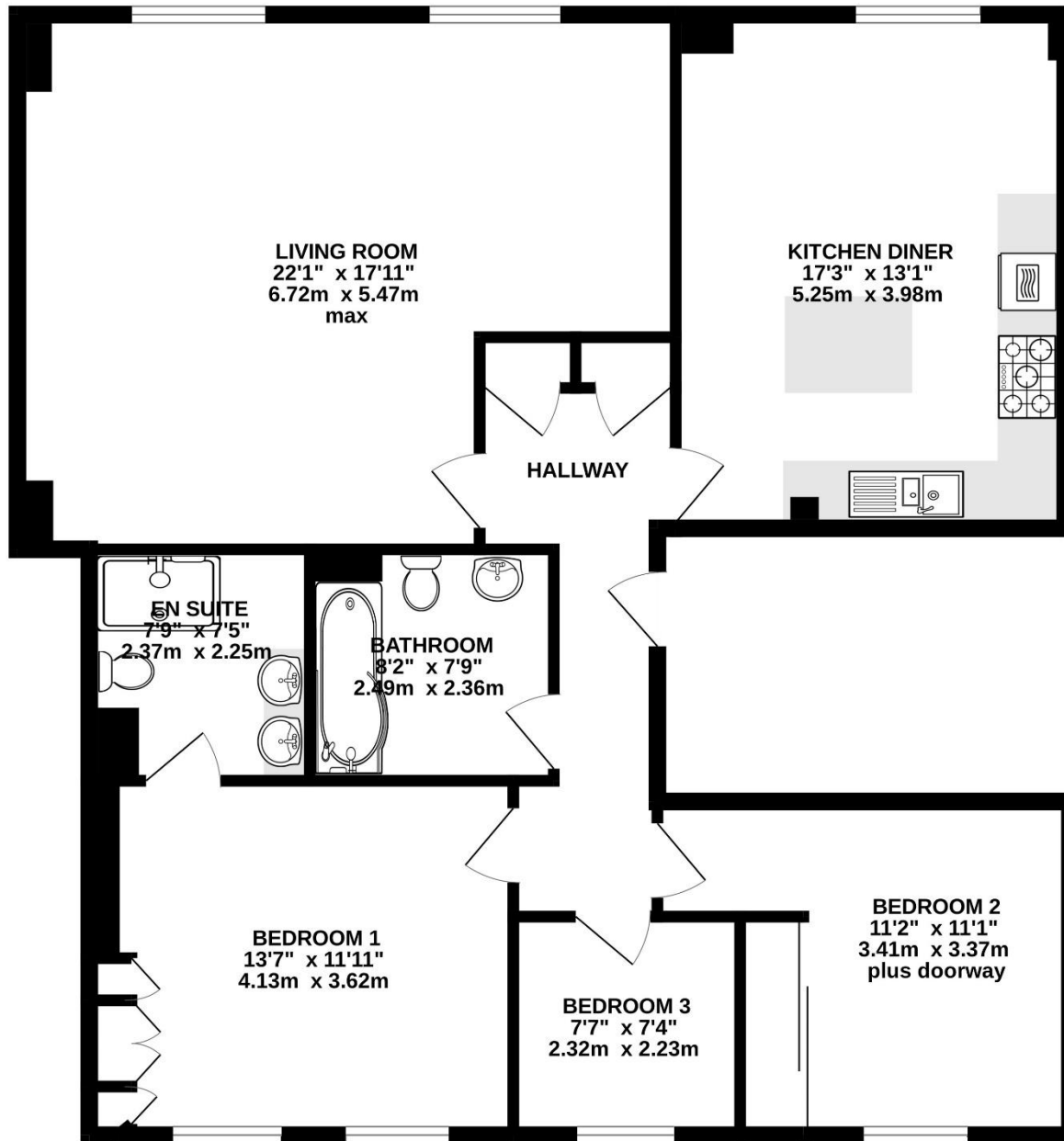
Property Information

Tenure: Share of the freehold through Victoria Place Management Company (we have been informed that there is a 999 year lease from 1/6/2004, and that the service charge for 2024/25 is £2,592 per year. Pets are not permitted at the property). The flat is currently let out for £1,425 per month. Council tax band: D. EPC: C. Floor area: 118m².





VICTORIA PARK ROAD
1131 sq.ft. (105.1 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 sq.m.) approx.

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		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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