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Flat 6, 27, Victoria Park Road, Exeter, EX2 4NT

£350,000
Guide Price





Flat 6, 27, Victoria Park Road

A spacious two bedroom penthouse apartment located in the sought-after area of St Leonard's. The flat benefits from two allocated parking spaces, and the internal accommodation briefly consists of a large entrance hallway with access to the open-plan living space, two double bedrooms, a bathroom and an additional shower room.

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 front door opens into the welcoming entrance hallway which provides access to each of the internal rooms. The impressive open-plan living space is generously proportioned with two windows to the rear aspect enjoying far-reaching views out across the city and surrounding hillside. The kitchen area contains a range of well-considered wall and base units with granite worktops, a matching upstand and a stainless steel sink with a mixer tap over and drainer grooves to the side. Appliances include a double eye-level oven with a separate 5-ring gas hob and extractor hood, as well as a fridge freezer, a dishwasher and a washing machine. A breakfast bar with a solid wood worktop overlooks the living room/dining area and is well-positioned to admire the views. The room also features a built-in cupboard. The two bedrooms are both good-sized doubles with skylights allowing ample natural lighting.

The master bedroom also offers a wall of mirrored wardrobes and bedroom two provides eaves storage. The bathroom comprises a bath with central mixer taps and a handheld showerhead over, as well as feature twin basins set on a quartz countertop, and a close-coupled WC. A skylight faces the front aspect. Lastly, the separate shower room incorporates a shower cubicle, a wall-mounted wash basin and a close-coupled WC.





Parking The flat benefits from two allocated parking spaces, one located in the carpark to the front of the property, and the other situated to the rear.

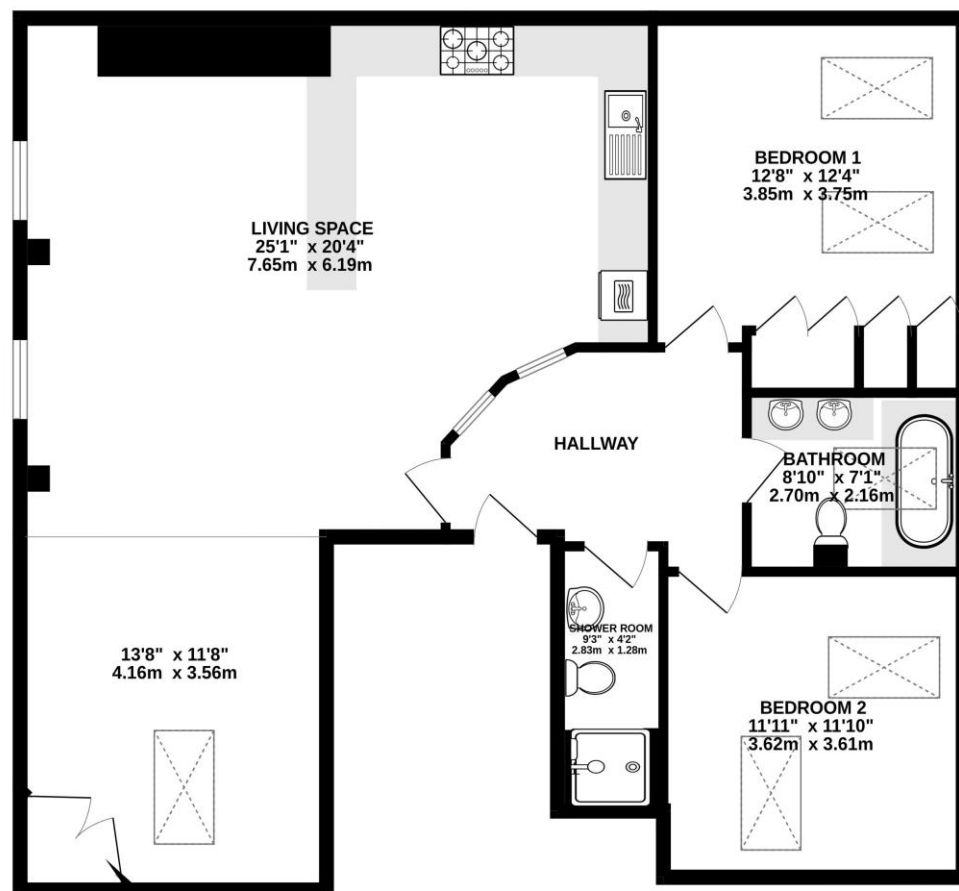
Property Information Tenure: Share of the freehold (we have been informed that the lease length is 999 years from 2004, and that the current maintenance charges are £525 per quarter, expected to rise to approximately £700 per quarter in 2025/26.) Council tax band: D.

How Large is this Home? Accommodation: 101.6m² / 1094ft² (Please note that the above are estimates and are provided for information only.)

- *Two Double Bedrooms*
- *Penthouse Apartment*
- *Off-Road Parking*
- *Attractive Georgian Building*
- *Open-Plan Living Space*
- *St Leonard's Location*



TOP FLOOR
1094 sq.ft. (101.6 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq.ft. (101.6 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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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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