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



SOUTHGATE  
ESTATES

£405,000







## *Flat 4, 27 Victoria Park Road*

Located within a prestigious Georgian building in a highly sought-after St Leonards address, is this unique three bedroom first floor 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 front door opens to the spacious entrance hallway which offers access to each of the main rooms, and also benefits from three cupboards, allowing generous built-in storage. The kitchen diner is a lovely open-plan room, containing a range of matching wall and base units with granite worktops, a tiled splashback and a 1.5 bowl sink and drainer unit with a mixer tap over. Appliances include a double eye-level oven with a separate 5-ring gas hob and extractor hood over, and a dishwasher. There is also space for a washing machine and a tall fridge freezer. A sash window faces the front aspect, and double doors open into the sizeable living room. Complemented by two sash windows to the front aspect with an attractive outlook, this attractive reception room enjoys a good degree of natural light, and a further door opens to the hallway. Two of the bedrooms are generously-proportioned doubles, and there is also a single bedroom which is currently used as an office. The master bedroom incorporates an en suite shower room which features twin basins set on a marble countertop, along with a close-coupled WC and a shower cubicle. Lastly, the main bathroom comprises a P-shaped bath with central mixer taps and a shower over, a close-coupled WC and a wall-mounted wash basin with a mixer tap over.

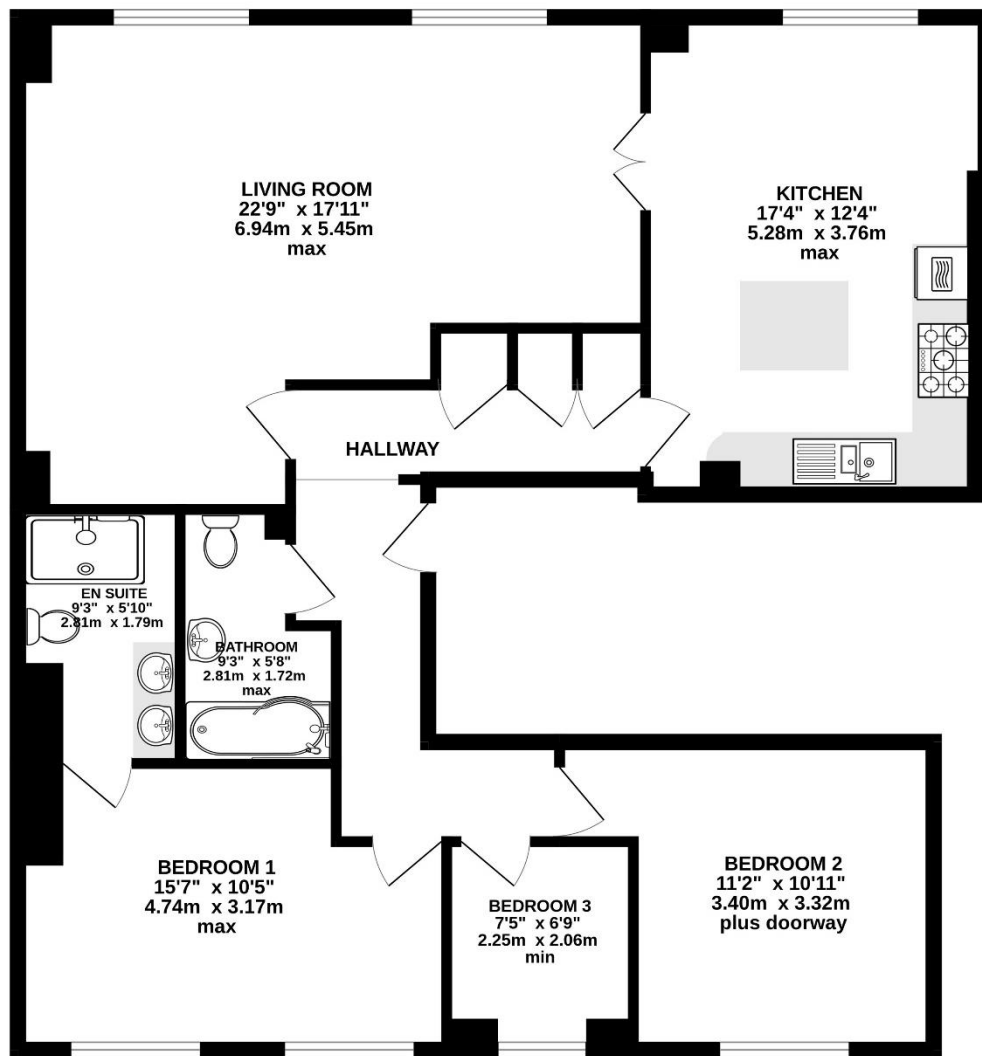
*Parking* The flat features two parking spaces, one situated in the car park to the front of the property, and a further one in the rear car park.

*Property Information* Tenure: Share of the freehold through Victoria Place Management Company (we have been informed that there is a 999 year lease from 2004, and that the service charge is currently £578 per quarter. Pets are not permitted at the property). Council tax band: D. EPC: D.

- *3 Bedrooms*
- *Prestigious Location*
- *2 Off-Road Parking Spaces*
- *No Onward Chain*
- *Spacious Flat*
- *Georgian Property*







TOTAL FLOOR AREA : 1082 sq.ft. (100.5 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		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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