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Flat 6, Southgate Court, Holloway Street, Exeter, EX2 4JL



SOUTHGATE
— ESTATES —

£200,000





Flat 6, Southgate Court

A two bedroom, second floor flat located in the popular St Leonards, close to both the city centre and Exeter's picturesque quayside. The flat benefits from an off-road parking space, as well as use of the communal gardens. The internal accommodation briefly consists of an entrance hallway, an open-plan lounge diner with access to the kitchen, two bedrooms and a bathroom.

The fantastic location enjoys a variety of nearby amenities and is situated very close to Exeter's stunning Quayside which hosts a number of waterside walks, cycle routes and boutique shops, cafes and restaurants. In addition, Magdalen Road shops are just a short distance from the flat where you can find a range of independent shops, a convenience store and eateries. Exeter's city centre is also nearby, along with Bull Meadow Park and GP surgeries.



Accommodation The front door opens to the entrance hallway which provides access to each of the main rooms. The open-plan lounge diner is a pleasant space with a large window to the side aspect allowing ample natural light into the room, with a pleasant outlook over the communal gardens. There is also a feature fireplace and an archway to the kitchen which contains a range of matching wall and base units, with fitted worktops, a tiled splashback, and a stainless steel sink and drainer with a mixer tap over. Space is available for an oven, a washing machine and an under-counter fridge. There is also a window facing the side aspect. The master bedroom is a well-proportioned and includes a triple built-in wardrobe providing ample storage space, as well as a window to the side aspect. Similarly, the second bedroom enjoys a window to the side aspect, and could also be used as a home office/study. The bathroom comprises a P-shaped bath with a mixer tap and shower head over, a close-coupled WC, a pedestal wash basin and a frosted window to the side aspect.



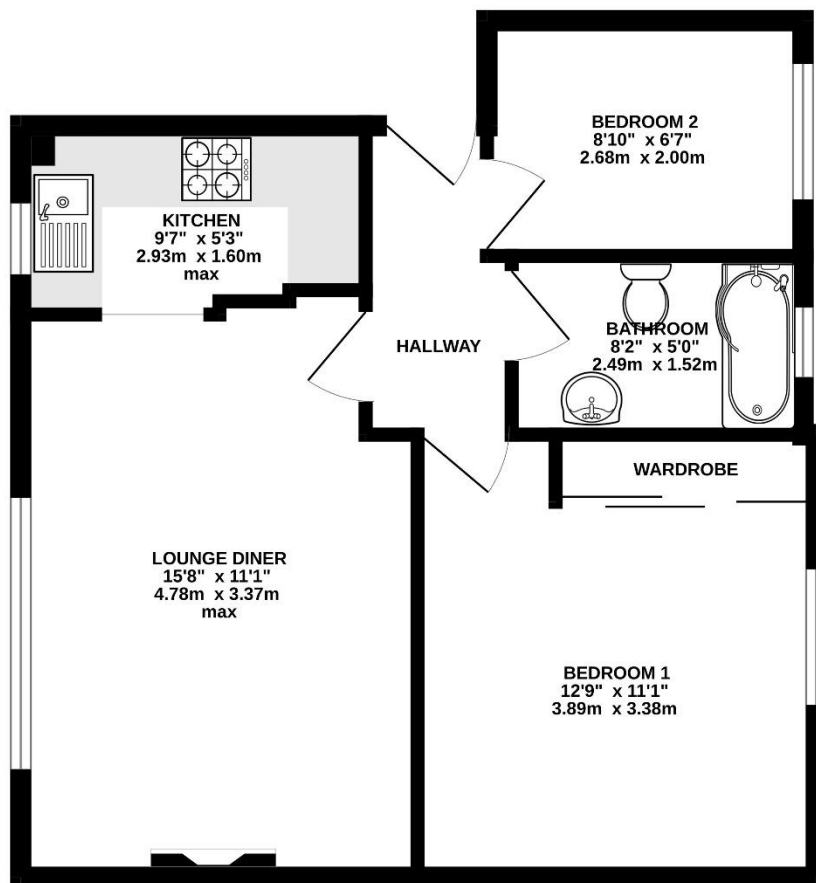
Parking & Communal Garden The flat has the advantage of an allocated space in a block to the rear, offering valuable off-road parking. There are also a number of visitor spaces within the communal car park. Each of the residents benefit from use of the secluded communal gardens, which feature a selection of mature plants and shrubs, with a seating area to enjoy the outside space.

Property Information Tenure: Leasehold (we have been informed that the lease length is 125 years from 25 March 1986 – Maintenance charges and ground rent tbc). Council tax band: B.

- *2 Bedrooms*
- *Off-Road Parking*
- *Communal Gardens*
- *St Leonards Location*
- *Second Floor Flat*
- *No Onward Chain*



SOUTHGATE COURT
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 484 sq.ft. (45.0 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		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE
ESTATES

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