

## Flat 2a Heavitree Park, Heavitree, Exeter, EX1 3BP



This spacious two-bedroom apartment is situated in a little-known enclave very near to the centre of Heavitree and the excellent amenities it has to offer. These include numerous shops, public houses, restaurants and independent traders. There are regular bus links into the city centre and the Royal Devon and Exeter hospital is within close proximity. Perfectly positioned on the lower ground floor, the property benefits from two double bedrooms, a spacious lounge with a feature fireplace and a dining area, large kitchen breakfast room, bathroom, private garden to the front, allocated off road parking space, external storage cupboard. The flat is situated in stunning communal grounds with large lawn areas, mature trees and hedges.

**Offers in the region of £225,000   Leasehold   DCX01739**

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:

### Entrance

Solid wood front door with a leaded light glazed window, tiled flooring. Access to the entrance hall.

### Entrance Hall

Through to inner hallway with parquet flooring. Doors to the lounge, kitchen/breakfast room, bedroom one, bedroom two, bathroom and door to the rear of the property. Radiator.



### Lounge 13' 9" x 14' 5" (4.189m x 4.401m)

Front aspect original sash windows. Open fireplace with brick surround and wooden mantel. Brick hearth. Tv point. Telephone point. Parquet flooring. Two radiators. Opening through to the dining area/kitchen.



### Dining area 11' 3" x 6' 10" (3.436m x 2.085m)

Parquet flooring and a large seating and entertaining area, radiator.

### Kitchen/Breakfast Room 15' 4" x 11' 4" (4.681m x 3.451m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with buffet style sink and a half with mixer tap and single drainer. Solid wood work surfaces. Integrated oven and hob with extractor fan above. Plumbing for washing machine and dishwasher. Further appliance space. Spotlighting. Parquet flooring and quarry tiled flooring. Part tiled walls. Radiator.





**Bedroom One 10' 2" x 13' 5" (3.109m x 4.089m)**

Front aspect original sash window. Television point. Radiator.



**Bedroom Two 10' 11" x 9' 10" (3.337m x 3.009m)**

Rear aspect uPVC double glazed window. Parquet flooring. Storage cupboard housing wall-mounted boiler. Radiator.



**Bathroom**

Rear aspect uPVC frosted double glazed window. Three piece white suite comprising of panel enclosed bath with Triton shower above, low level WC, pedestal wash hand basin. Part tiled walls. Extractor fan. Radiator.



**Allocated Parking Space**

To the rear of the property is a private car park with an allocated space for flat 2A.

**Private Garden**

To the front of the flat is a private garden mainly laid to lawn with mature shrub borders and steps down to the front of the property.



**Communal Gardens**

Large communal grounds with mature trees, bushes and large lawn areas. There is visitors parking areas in the overflow carpark.







## Tenure

Lease Length: 977 years as of July 23

Monthly Charge: £129.30 per month as of June 23.

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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