

Top Floor Flat, 68, Magdalen Street, St Leonards, Exeter, EX2 4HN



An immaculate Grade II listed top-floor apartment over two floors, situated in the desirable St. Leonard's area of Exeter and five minutes' walk from the centre and cathedral square. Exeter Courthouse, County Hall, The RD&E Hospital and the University of Exeter's two main campuses, Streatham and St. Luke's, are within walking distance. The flat overlooks Bullmeadow Park and is a ten minute walk down to the river and Exeter's popular Quay area. In addition there are local public transport links to Exeter Business Park. Residents are eligible to apply for two parking permits from Devon Council. This property would be ideal for a professional couple, first-time buyers or as a buy to let property. The accommodation comprises: Communal front door leading into the communal entrance hall, stairs leading up to the top floor flat. Entrance hall, lounge, kitchen, bathroom and 2 double bedrooms.

Offers in the Region of £190,000
DCX02321

Share of Freehold

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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 Hall

Access via solid wood front door with doors leading to the kitchen, bathroom, living room, bedroom one. Stairs leading to bedroom two. Radiator. Telephone intercom.

Lounge 15' 0" x 9' 0" (4.567m x 2.749m)

Wooden framed front aspect sash window. Television point. Wall lighting. Radiator. Feature fire place with marble surround.



Bedroom One 14' 9" x 9' 10" (4.499m x 2.991m)

Front aspect wooden framed sash window with view over communal park. Radiator. Television point.



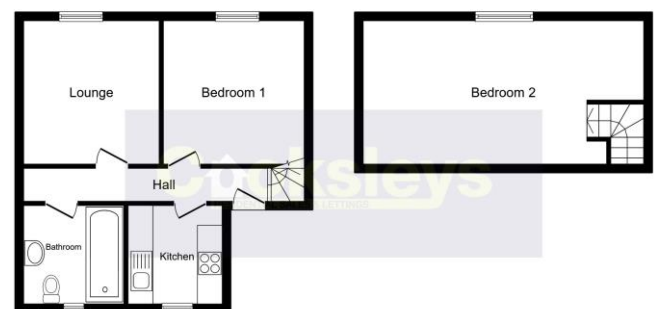
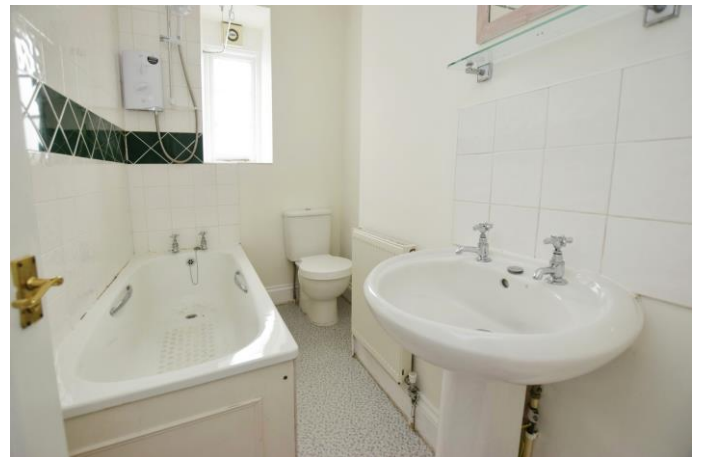
Kitchen 6' 10" x 6' 6" (2.088m x 1.977m)

Fitted range of eye and base level units. Roll edge work surfaces. Integrated double oven and hob with extractor fan above. Part tiled walls. Stainless steel sink and drainer. Integrated fridge/freezer. Plumbing for washing machine.



Bathroom

Three piece white suit comprising of panel enclosed bath with Mira shower above, low level WC and wash hand basin. Extractor fan. Hand towel rail. Radiator. Wooden framed rear window.



Ground Floor
Floor area 41.6 m² (448 sq.ft.)

First Floor
Floor area 23.6 m² (254 sq.ft.)

TOTAL: 65.2 m² (701 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any built floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Powered by www.propertybox.co.uk

Bedroom Two 20' 1" x 12' 11" (6.114m x 3.937m)

Wooden framed front aspect double windows. Radiator. Television point. Telephone point. Storage cupboards.



Tenure

Share of Freehold Lease Start Date 17 May 2006
Lease End Date 18 May 3005 Lease Term 999 years
from 18 May 2006 Lease Term Remaining 981 years

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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.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

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