

## 59 Gras Lawn, St Leonards, Exeter, EX2 4SZ



This two double bedroom apartment is in a convenient location, minutes away from the RD&E in Exeter, links to the M5 through Topsham Road or Heavitree road and not too far from the City Centre. Benefiting from a hallway leading into the fantastic size living room. To the side of the living room, there is a fitted kitchen with an integrated oven, hob and extractor fan and an integrated washing machine. There is one family bathroom with a bath and overhead shower. The main bedroom is a really good size and benefits from an ensuite with a shower. There is a further second bedroom which is also a good size.

This property also benefits from an allocated parking space.

**Asking Price £265,000 Leasehold DCX02688**



# 59 Gras Lawn, St Leonards, Exeter, EX2 4SZ

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

Accessed via solid wood front door with front aspect. Side aspect uPVC double glazed window with view over the communal grounds. Cove ceiling. Radiator. Telephone intercom system. Door though to the inner hallway.

### Inner Hallway

Doors to bathroom, lounge, bedroom one, bedroom two and storage cupboard. Twin front aspect uPVC double glazed windows. Cove ceiling. Radiator.

### Lounge 20' 2" x 18' 0" (6.150m x 5.481m)

Front and rear aspect uPVC double glazed windows. Television point. Telephone point. Cove ceiling. Seating area. Three radiators. Archway through to the kitchen.



### Kitchen 8' 1" x 8' 5" (2.462m x 2.562m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink and a half with mixer tap and single drainer. Roll edge work surfaces. Part tiled wall. Integrated oven and hob with extractor fan above. Integrated fridge and freezer. Plumbing for washing machine. Wall mounted boiler.



### Bedroom One 14' 1" x 8' 7" (4.297m x 2.618m)

Rear aspect uPVC double glazed window. Built in double wardrobe with hanging space and shelving. Doors through to en-suite. Radiator.



### En-Suite

Rear aspect frosted uPVC double glazed window. Three piece suite comprising walk in shower cubicle, low level WC, pedestal wash hand basin with mixer tap, part tiled wall, extractor fan, shaver point and radiator.



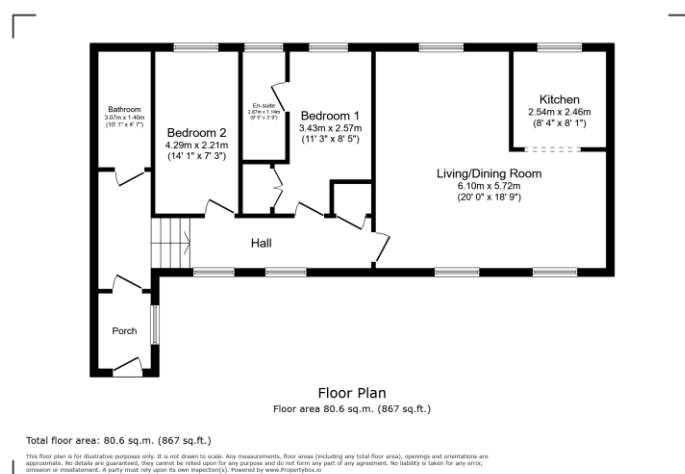
### Bedroom Two 14' 1" x 7' 4" (4.295m x 2.225m)

Rear aspect uPVC double glazed window. Radiator.



### Bathroom

Three piece white suite comprising panel enclosed bath with mixer tap and handheld shower above, low level WC, pedestal wash hand basin with mixer tap, shaver point, part tiled walls, extractor fan and radiator.



### Lease Information

Lease Length 975 years left of a 999 year lease from 2001.

Service Charge £1560 per annum

Ground Rent £218 per annum

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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# Energy performance certificate (EPC)

|                                    |                           |                     |                          |
|------------------------------------|---------------------------|---------------------|--------------------------|
| 59, Gras Lawn<br>EXETER<br>EX2 4SZ | Energy rating<br><b>B</b> | Valid until:        | 3 December 2027          |
|                                    |                           | Certificate number: | 8892-8145-5529-3407-2233 |

Property type

Mid-floor flat

Total floor area

81 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)