

48 Russell Walk, Exeter, EX2 7TN



A well presented top floor apartment situated in a popular no through road location with good access both in and out of the City. With accommodation comprising entrance hall, light and airy lounge with covered balcony, kitchen, two bedrooms, master with en-suite shower room, family bathroom and off road parking for one vehicle.

Offers in the Region of £210,000 Leasehold DCX02662

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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.



Kitchen 9' 0" x 7' 5" (2.734m x 2.256m)

Front and side aspect uPVC double glazed windows. 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 walls. Integrated oven and hob with extractor fan above. Plumbing for washing machine. Further appliance space. Spotlighting. Concealed wall mounted boiler.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via solid wood front door. With doors to the lounge, Bedroom one, Bedroom two, Bathroom and storage cupboard. Access to the loft void above. Telephone intercom system. Thermostat control point. Radiator.

Lounge 16' 2" x 13' 5" (4.924m x 4.100m)

Side aspect uPVC double glazed window with view over the green space. French doors leading to Juliette balcony. Television point. Telephone point. Two radiators. Access through to the kitchen. French doors leading out to the large covered balcony.



Bedroom One 13' 6" x 10' 3" (4.106m x 3.127m)

Front aspect uPVC double glazed French doors leading to the Juliette balcony. Built in double wardrobe with hanging space and shelving. Television point. Telephone point. Door through to en-suite. Radiator.



En-Suite Shower Room

Three piece white suite comprising fully enclosed shower cubicle, low level WC and pedestal wash hand basin with mixer tap and tiled splashback. Shaver point. Extractor fan. Spotlighting. Radiator.



Bedroom Two 13' 9" x 6' 1" (4.198m x 1.856m)
Front aspect uPVC double glazed window. Radiator.

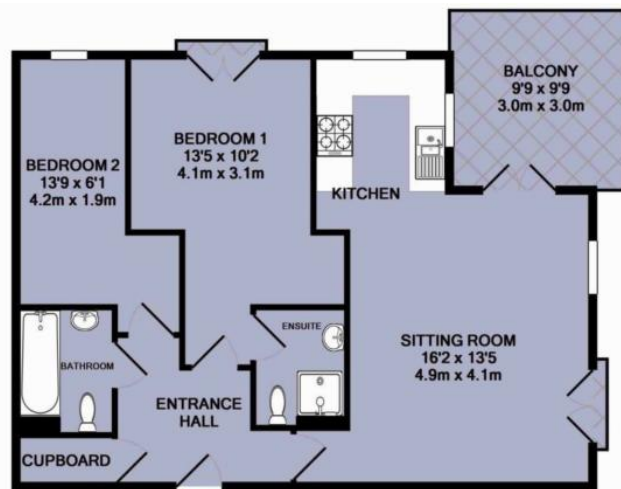


Bathroom

Three piece white suite comprising panel enclosed bath with mixer tap, low level WC and pedestal wash hand basin. Part tiled walls. Extractor fan. Heated towel rail.



Off road parking for one vehicle.



Lease Information

Number of years left on lease: 136 years
Annual service charge: £1,467
Annual ground rent: £242



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)

48 Russell Walk EXETER EX2 7TN	Energy rating C	Valid until:	27 June 2034
		Certificate number:	8534-8226-9200-0268-0226

Property type

Top-floor flat

Total floor area

64 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 C. It has the potential to be C.

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