





Property Description

Situated within the sought-after Harrington Gardens development on Granite Rise, this beautifully presented ground floor apartment enjoys a desirable corner position and offers spacious, contemporary accommodation throughout.

The heart of the home is the impressive open plan living, dining and kitchen area, providing ample space for both relaxing and entertaining. The modern fitted kitchen features a range of wall and base units, generous worktop space and room for a selection of appliances, while the living area benefits from doors opening onto a private terrace—an ideal spot to enjoy a morning coffee or unwind outdoors. Both double bedrooms are generously proportioned, enjoying plenty of natural light and offering flexible space for a variety of buyers, whether as a home office, guest room or comfortable principal accommodation. The apartment is completed by a stylish shower room fitted with a large walk-in shower, wash hand basin and W.C., finished to a modern standard. Externally, the property benefits from an allocated parking space positioned to the rear of the building. Residents also enjoy access to communal pathways and a timber-built covered bicycle store, providing secure and practical storage. Combining spacious accommodation, modern finishes and a fantastic location within a popular development, this exceptional apartment is an ideal purchase for first-time buyers, professionals, downsizers or investors alike.

Communal Entrance Porch

Buzz-in door.

Entrance Hall

Built-in storage cupboard, wall mounted radiator.

Kitchen/ Living Room

Open plan room with double glazed side and rear aspect windows, French doors to balcony, wall and base units, work surfaces, oven, gas hob with extractor over, sink unit, space for dish washer, washing machine and fridge freezer, wall mounted radiator.

Bedroom 1

Double glazed rear aspect window, wall mounted radiator.

Bedroom 2

Double glazed side aspect window, wall mounted radiator.

Shower Room

Walk-in mains shower, low level toilet, wash hand basin, heated towel rail, extractor fan.

Parking

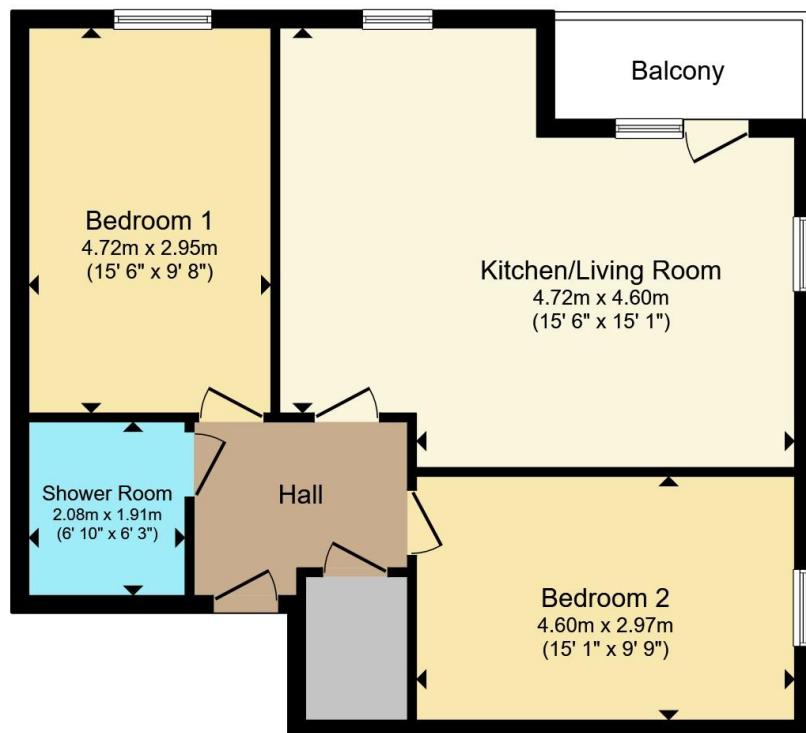
Allocated parking space.

Agents Notes

This property is still under NHBC warranty.

Reserve fund charge is currently £59.54 per annum.





Total floor area 69.1 m² (744 sq.ft.) approx

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

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8-9 South Street
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EPC Rating: B Council Tax
Band: B

Service Charge:
1350.14

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR318040

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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