



naomi j ryan
estate agents



Flat - Second Floor



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Heating: Type here



Parking: Type here



Garden: Type here



Council Tax Band: D

£1,300 Per Month



Gras Lawn,
, Exeter, EX2 4SZ

www.naomijryan.co.uk

GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with InDesign CS2/CS3



SUMMARY

Nestled in the highly sought-after Gras Lawn area of St Leonards, this superbly presented second-floor flat offers a delightful living experience. The apartment boasts an abundance of natural light, thanks to its numerous windows that provide stunning views across to Haldon.

The property features two spacious double bedrooms, one of which benefits from an ensuite bathroom, ensuring comfort and privacy. A separate bathroom caters to the needs of guests and residents alike. The excellent living area seamlessly opens to the kitchen, creating a perfect space for relaxation and entertaining.

This flat is unfurnished, allowing you the freedom to personalise your new home, while essential white goods are included for your convenience. The property has been neutrally decorated throughout, with some new carpets being laid prior to the commencement of a tenancy, ensuring a fresh and inviting atmosphere.

An added advantage of this apartment is the allocated parking space, providing ease and security for your vehicle. Additionally, residents have access to a private shared garden, a tranquil retreat enjoyed by only a select few apartments within the building.

This property is ideal for those seeking a modern and comfortable home in a desirable location, combining convenience with a touch of elegance. Don't miss the opportunity to make this charming flat your own.



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