





Property Description

GUIDE PRICE £180,000 - £190,000

Located in the sought-after Saxon Brook development, this beautifully maintained top floor apartment offers stylish and contemporary accommodation throughout. Presented in immaculate condition, the property is perfect for first-time buyers, professionals, investors, or those looking to downsize.

The heart of the home is the impressive open plan lounge, kitchen and dining area, creating a bright and versatile living space ideal for both everyday living and entertaining.

The modern kitchen is well-appointed and seamlessly integrated into the living area, enhancing the apartment's sociable layout. There are two well-proportioned bedrooms, with the principal bedroom benefiting from a private en-suite shower room. A modern family bathroom serves the second bedroom and guests. Externally, residents enjoy access to well-maintained communal gardens, providing pleasant outdoor space to relax and unwind. The property also benefits from an allocated parking space, adding convenience and practicality.

Combining contemporary living with a desirable location, this superb apartment represents an excellent opportunity to acquire a home ready to move straight into.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note

The seller advises there is a green space charge which is currently £20 per month.

Entrance Hall

Double glazed rear aspect window, storage cupboard, wall mounted radiator.

Kitchen/ Living/ Dining Room

Double glazed front aspect patio doors onto balcony with wrought iron railings, double glazed side and rear aspect window, wall and base units, work surfaces, 1 1/2 bowl stainless steel sink unit, two wall mounted radiators, plumbing for washing machine, electric oven, gas hob with extractor over, space for fridge freezer, boiler.

Bedroom 1

Double glazed front aspect window, wall mounted radiator.

En Suite

Double shower cubicle with electric shower, low level toilet, wash hand basin, tiling, extractor fan, wall mounted radiator.

Bedroom 2

Double glazed front aspect window, wall mounted radiator.

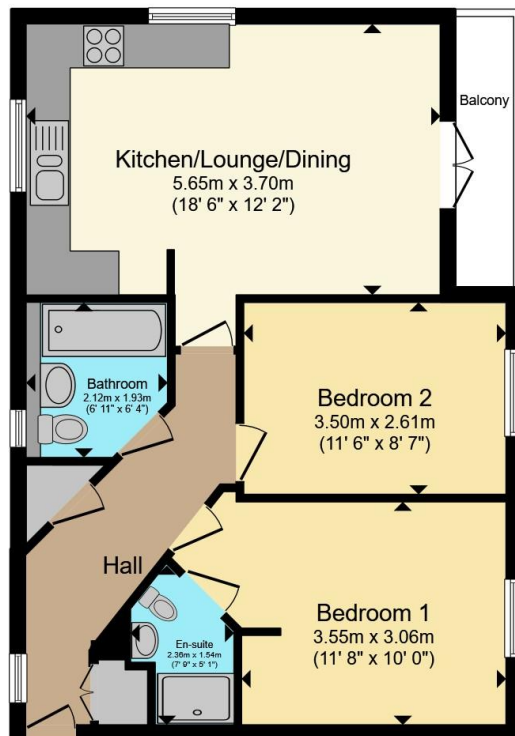
Bathroom

Double glazed obscured rear aspect window, bath, low level toilet, wash hand basin, tiling, extractor fan. wall mounted radiator.

Outside

Communal lawned garden areas with hedges. Allocated parking space.





Total floor area 59.2 m² (638 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
EXETER EX1 1DZ

EPC Rating: B

Council Tax
Band: B

Service Charge:
1473.06

Ground Rent:
263.92

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2013. 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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Property Ref: EXR318153 - 0003