

St. Edmonds Court, EX4

MOVELI





St. Edmonds Court, EX4

A fantastic second floor apartment, close to Exeter Quay and river walks. The property has two double bedrooms, a large open plan kitchen/living/dining room and two bathrooms. The property has gated parking and comes with no onward chain.

- A GORGEOUS SECOND FLOOR APARTMENT
- PLENTY OF STORAGE
- LIGHT, SPACIOUS OPEN PLAN ACCOMMODATION
- SHELTERED, GATED PARKING
- TWO DOUBLE BEDROOMS
- CLOSE TO THE QUAY AND RIVER WALKS
- LARGE KITCHEN/LIVING/DINING ROOM
- EASY ACCESS TO CITY CENTRE
- NO ONWARD CHAIN
- BATHROOM & EN SUITE

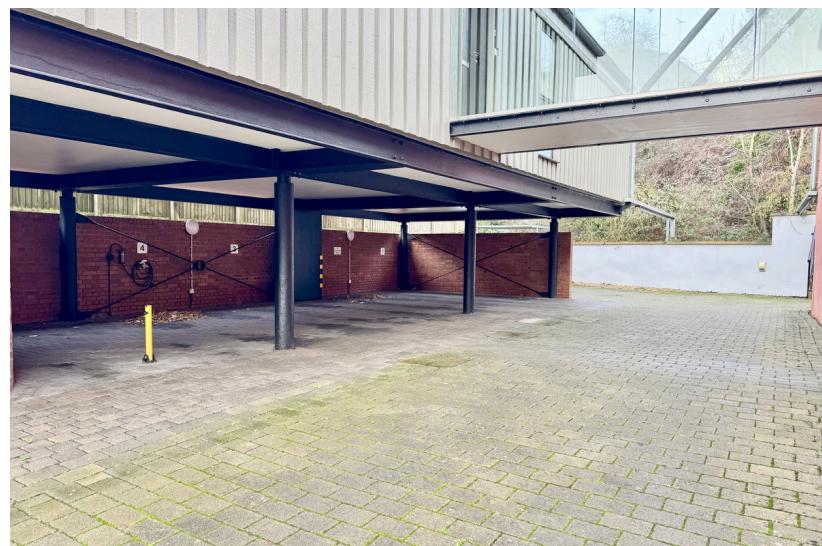
This fantastic second floor apartment comes to the market with no onward chain and is perfect for anyone looking to be close to the city centre, the quay and enjoy living in the heart of the city.

St. Edmonds Court is perfectly situated close to the river, giving a lovely half a mile walk to the popular quay. It is also just 200 yards away from the bottom of the shops on Fore Street, which then leads up to the High Street. There are several amenities in the immediate vicinity, including the Mill On The Exe, also a climbing centre with cafe and gym.

The property itself has two double bedrooms, including an en-suite shower room to the main bedroom. Bedroom one also has built-in wardrobes with mirrored sliding doors. The main living space is a nearly 400 square foot open plan area with kitchen, sitting area and dining area. The kitchen is fitted with wall and base units with integrated appliances including double oven, gas hob, fridge-freezer and washer dryer. There is a 'Juliet' balcony with windows either side, all of which are south facing, creating a lovely, light and open space. Completing the accommodation is the bathroom and storage cupboards in the entrance hall. ►



► Externally, the property has gated, secure parking in a sheltered area to the side of the property. It is accessed by a fob or door code. The property represents a fantastic opportunity to acquire a city centre apartment while also being close to the quay and the lifestyle it offers, viewing is highly recommended by the sole agent.



LOCATION

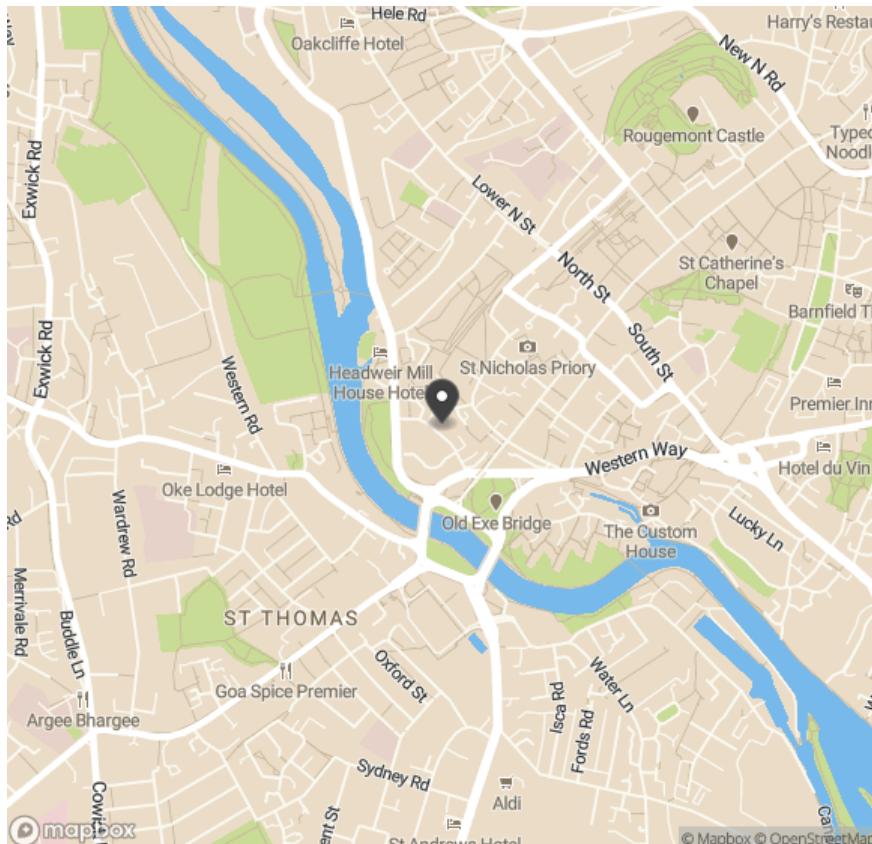


Property location

ENERGY PERFORMANCE CERTIFICATE (EPC)

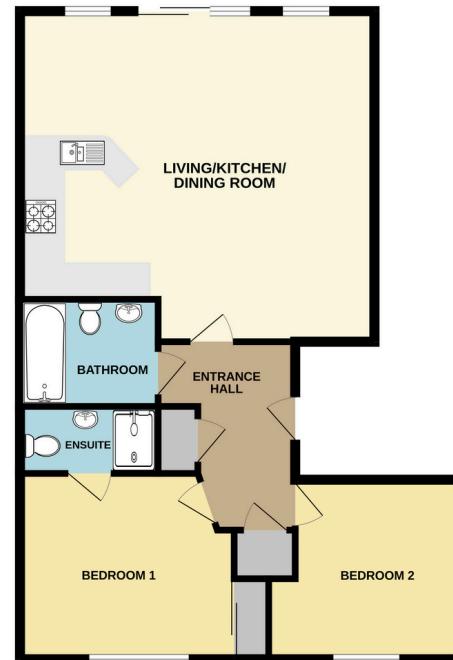
Current: **TBC**

Potential: **TBC**



FLOOR PLAN

SECOND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and other features are approximate and the developer accepts no responsibility for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. These plans are not to scale and are not intended to show all fixtures, fittings and services as to their operability or efficiency can be given. Made with Measured c/2025.

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