



7 Cathedral Court



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Southernhay East, Exeter, Devon, EX1 1AF

Exeter Cathedral (0.3 Miles), Exeter Quay (0.3 Miles)

A stylish and substantial two bedroom top floor apartment in the centre of Exeter with a balcony and parking space.

- City centre location
- No onward chain
- En-suite
- Parking space
- Council tax Band: E
- Top floor apartment
- Two bedrooms
- Private balcony
- EPC Band: C
- Leasehold - Share of Freehold

Guide Price £425,000

SITUATION

Cathedral Court is located in Southernhay, a leafy area with central gardens and an array of historic Georgian buildings, in the heart of the city centre. The cathedral and university city of Exeter, situated on the River Exe, offers an excellent range of facilities including theatres, cinema, museums, football and rugby clubs, leisure centres, private and state schooling, a variety of shopping, and an excellent selection of dining options. Exeter has two mainline railway stations on the London Paddington and Waterloo lines. To the east of the city is Junction 29 of the M5 motorway, which links to the A30 and A38 trunk roads, while Exeter International Airport also lies to the east.



DESCRIPTION

A stylish top-floor apartment situated within a prestigious building in the heart of Exeter. This bright and spacious property, extending to over 1,000 sq ft, enjoys wonderful views towards the Haldon Hills and a delightful south-east facing balcony. The well-proportioned accommodation includes a substantial triple-aspect, open-plan living and entertaining area, two bedrooms (one en-suite) and a separate bathroom. The apartment also benefits from an allocated parking space, and the building is served by a lift.

ACCOMMODATION

Stairs and a lift provide access to the second floor. On entering the apartment, a long entrance hall, with a cupboard housing the boiler and access to the balcony, connects the accommodation.

The first room on the right is Bedroom 1, with a side aspect window and a contemporary en suite bathroom comprising a bath with shower over, WC and wash basin. A stylish family bathroom, accessed from the hall, is similarly appointed. Bedroom 2 also benefits from a side aspect window.

The impressive open-plan living area is a particular feature of the property, enjoying a triple aspect with far-reaching views over the city towards the Haldon Hills. The kitchen is fitted with a range of modern units and a central island with breakfast bar, incorporating an induction hob and oven, dishwasher, and space for a fridge freezer and drinks cooler. The room is finished with oak flooring.

OUTSIDE

The delightful balcony is accessed from the entrance hall via two sets of doors, enjoying a south-east orientation, with space for a bistro table and chairs currently enclosed with bamboo screening.

SERVICES & TENURE

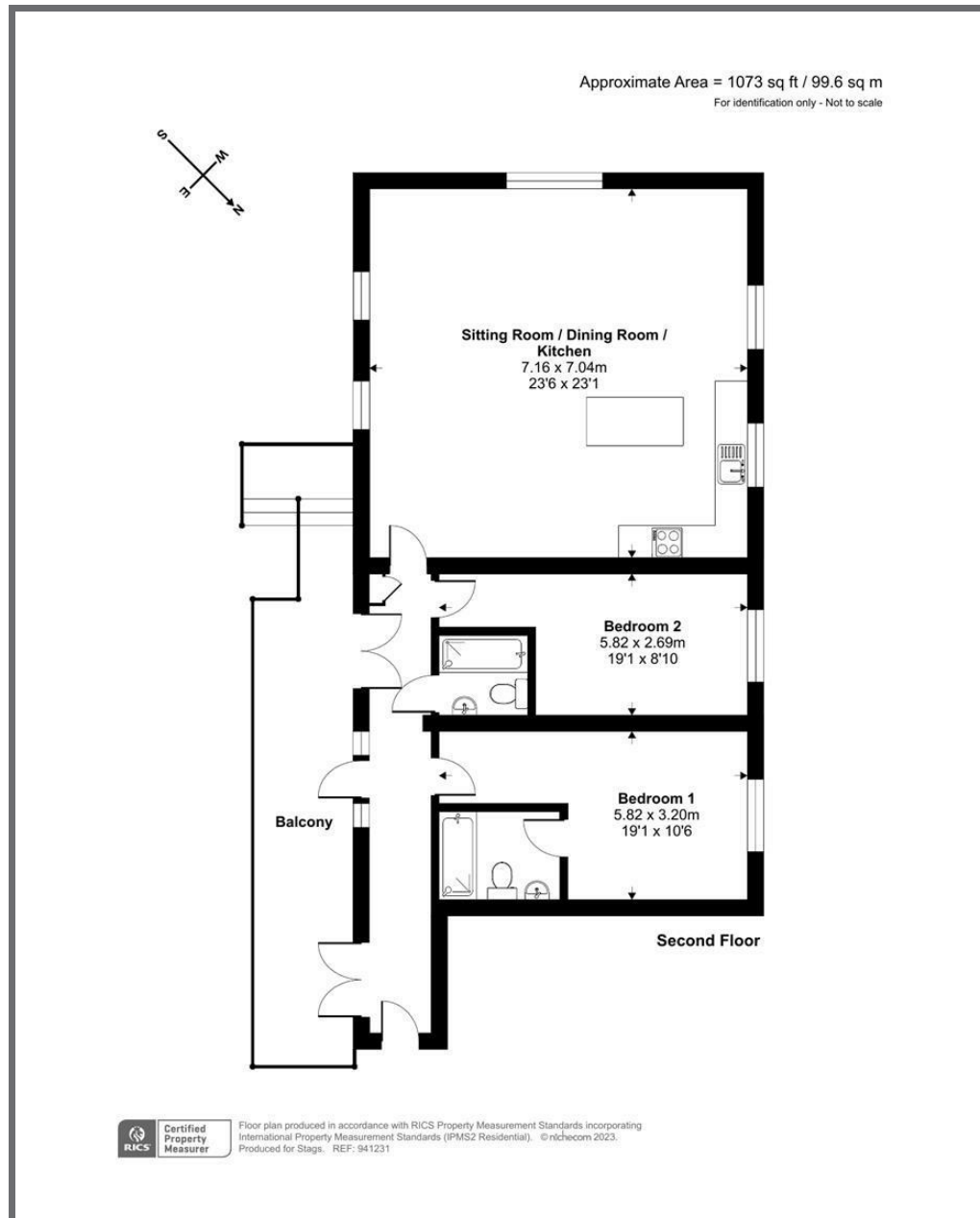
Mains electricity, mains water and mains drainage. Under-floor heating.

Leasehold with a Share of Freehold. Terms of 999 years from 25th March 2010.

No ground rent with a service charge of approximately £2400 per year. Leasehold restrictions apply.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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