



15, Julius House New North Road, Exeter, EX4 4HG  
To Let £1,200 PCM

**robson**  
lettings  
Dedicated Lettings & Property Advisers

- Two Double Bedrooms
- City Centre Location
- Council Tax Band C
- Allocated Parking Space
- Two bathrooms
- EER 'B'

## THE PROPERTY

We are delighted to offer this well presented first floor two double bedroom flat in New North Road in the Centre of Exeter. This purpose-built property boasts a spacious living room with a balcony and kitchen. There is also the added benefit of secure underground parking space for one vehicle.

Situated in a prime location, this flat provides easy access to all the amenities and attractions that Exeter has to offer. From cafes to bustling shops, train station, bus station, everything you need is just a stone's throw away.

Lift to all floors, entrance hallway with storage cupboards, spacious living room with balcony and kitchen with oven, hob and extractor and ample space for appliances. Two double bedrooms, bathroom with shower overbath and ensuite shower room to one of the bedrooms.

Unfurnished. Available Immediately. EPC C

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, the measurements shown are for information only and should not be relied upon for any legal purposes. The services, systems and appliances shown have not been tested and no guarantee is given for their condition or performance. The services, systems and appliances shown have not been tested and no guarantee is given for their condition or performance. The services, systems and appliances shown have not been tested and no guarantee is given for their condition or performance.