

# Julius House, EX4

MØVELI





## Julius House, EX4

A spacious modern apartment in the heart of the city centre. The property has two double bedrooms, two bathrooms, a large living space and the added benefit of secure parking.

- A SUPERB UPPER FLOOR APARTMENT
- SITUATED IN A MODERN BUILDING WITH LIFT AND SECURE PARKING
- IMMEDIATE ACCESS TO THE CITY CENTRE
- TWO DOUBLE BEDROOMS
- LARGE LIVING ROOM WITH BALCONY
- BATHROOM AND EN-SUITE SHOWER ROOM
- KITCHEN AND PLENTY OF STORAGE
- NO ONWARD CHAIN

This is a fantastic opportunity to acquire a spacious two double bedroom apartment in the city centre, with no onward chain. The property has been well maintained and is ready for immediate occupation.

Situated in the heart of Exeter, Julius House is part of the Isca Place development and gives instant access to everything the city centre has to offer. There is plenty of shopping, dining, night life and leisure facilities. Central Train Station is a short walk away and provides access to London and the rest of the country. The bus station is also within easy reach.

This excellent apartment consists of two double bedrooms, bedroom one has a window to the front and fitted wardrobes, there is also a door through to the en-suite shower room with walk-in shower, W.C and sink. Bedroom Two also has a window to the front and is a good-sized double room. The entrance hall has two storage cupboards and doors to all rooms, the bathroom is a generous size and has a bath with shower over and tiled surround. There is also a W.C and sink unit. ▶





- ▶ The large living room is a great size, it has space for a seating area, dining area and also plenty of room for other furniture. There are double doors out to the balcony as well as windows to the front. There is an opening to the kitchen which is fitted with wall and base units with an integrated oven, hob and extractor. There is also space for further appliances and options to acquire existing white goods.

The building has a lift to all floors, including the basement level where you can find the parking area. The property has one allocated space and there is also access to the communal refuse area.





## LOCATION

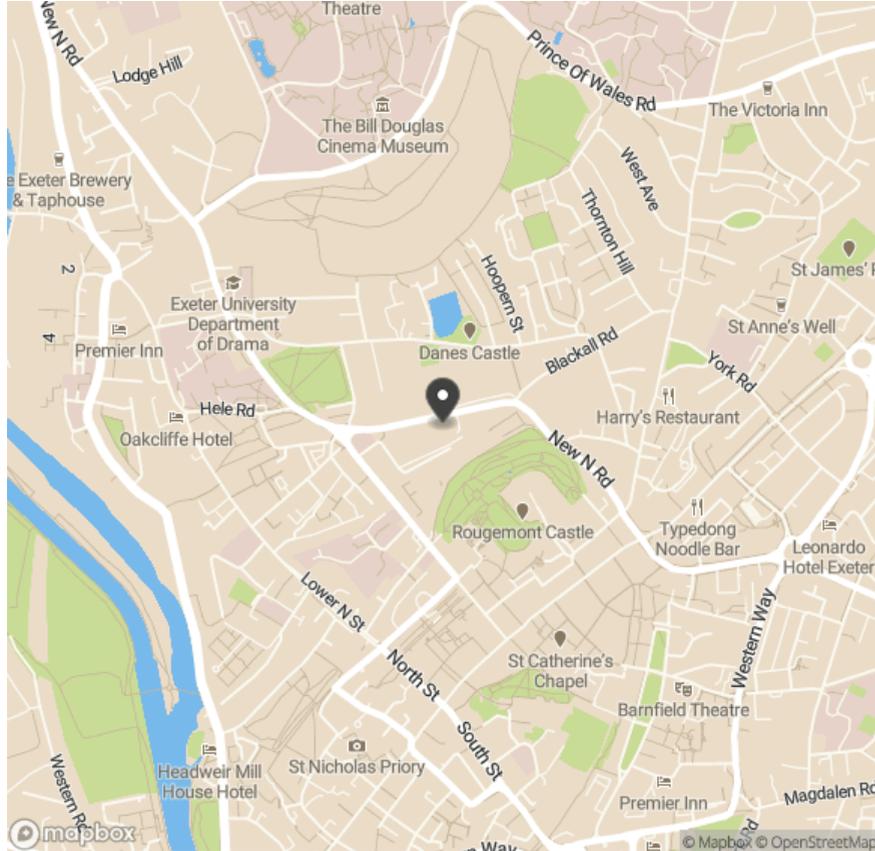


Property location

## ENERGY PERFORMANCE CERTIFICATE (EPC)

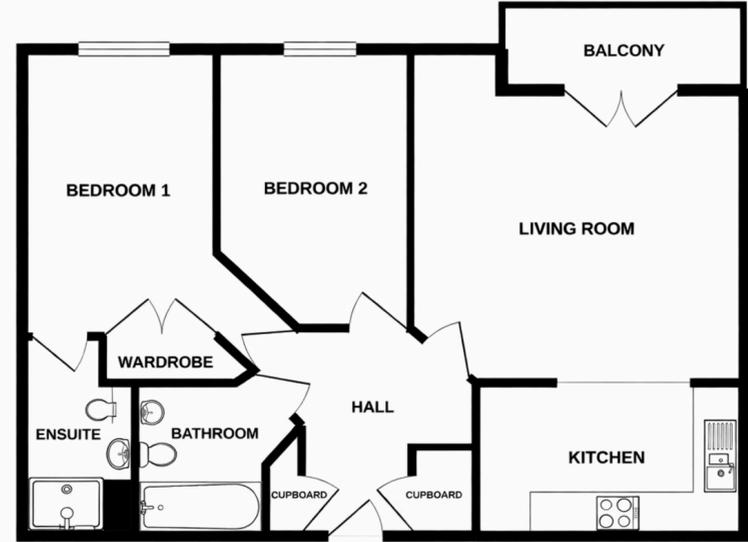
Current: 76

Potential: 82



## FLOOR PLAN

69 sq m (641 sq m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, stairs 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.  
None and no-one's error.

Important notice: Movelli give notice that: all text, photographs and plans on these brochures are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Alpinum Limited T/A Movelli, Brewery Farm, Old Coach Road, Axbridge, Somerset BS26 2EH Tel: 020 3150 0733 Email: hello@movelli.com



Chris Heal

For viewings, further information or a free property valuation contact:

📞 07513 649 554 | 020 3150 0733

✉️ [cheal@moveli.co.uk](mailto:cheal@moveli.co.uk)