



Connells

Preston Street  
Exeter



## Property Description

**GUIDE PRICE 170,000 - 180,000**

***A 2 bedroom GROUND FLOOR APARTMENT located in the heart of Exeter City Centre. This beautifully presented apartment with it's own entrance, offers the perfect blend of modern living and city convenience. The home is within easy reach of the City's vibrant shops, restaurants, cafes and excellent transport links. Outside there are communal lawned gardens and drying areas. The property boasts a bright and spacious open-plan living area with a contemporary fitted kitchen, ideal for both relaxing and entertaining. Two well-proportioned bedrooms provide comfortable accommodation, while the sleek modern bathroom adds to the apartment's stylish finish. This home is perfect for first time buyers, professionals, or investors looking for a property in one of Exeter's most sought-after spots. The accommodation comprises:- Entrance hallway, lounge, kitchen, 2 bedrooms and bathroom/WC.***

## Agents Note

There is an easement on the title, please enquire with the branch.

## Entrance Hall

Double glazed obscured front aspect door, storage cupboards.

## Living Room

10' 9" x 11' 6" ( 3.28m x 3.51m )

Double glazed rear aspect door, double glazed rear aspect windows with shutters, built-in TV unit, cupboards and shelves, further storage cupboards and drawers, wall mounted radiator.

## Kitchen

7' 9" x 6' 10" ( 2.36m x 2.08m )

Double glazed front aspect sash window with shutters, wall and base units, work surfaces, space for fridge freezer, plumbing for washing machine, sink unit, cupboard with shelving housing boiler, tiling, gas cooker point.

## Bedroom 1

10' 9" x 11' 8" ( 3.28m x 3.56m )

Double glazed front aspect sash window with shutters, picture rail, wall mounted radiator.

## Bedroom 2

10' 3" x 8' 9" ( 3.12m x 2.67m )

Double glazed front aspect sash window with shutters, picture rail.

## Bathroom

Double glazed obscured front aspect window with shutters, bath with shower attachment, low level toilet, wash hand basin, tiling.

## Communal Garden

Lawned gardens with a drying area.





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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01392 221 331**  
**E [exeter@connells.co.uk](mailto:exeter@connells.co.uk)**

8-9 South Street  
 EXETER EX1 1DZ

EPC Rating: C Council Tax  
 Band: B

Service Charge: 188.20 Ground Rent:  
 10.00

**view this property online [connells.co.uk/Property/EXR317011](http://connells.co.uk/Property/EXR317011)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Mar 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EXR317011 - 0006