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Flat 18, Winsor Avenue, Exeter, EX2 4BL



SOUTHGATE
ESTATES

£255,000





Flat 18, Winsor Avenue, Exeter, EX2 4BL

A well-presented first-floor apartment forming part of the sought-after St Leonards Quarter development, enjoying particularly attractive far-reaching views from its private balcony. The property offers a sizeable L-shaped living space with a modern fitted kitchen with Bosch appliances, a good-sized double bedroom and a contemporary shower room, together with a useful utility storage cupboard and direct access to the balcony from the living area.

Winsor Avenue is situated within the popular St Leonards area, conveniently placed for Exeter Quay, where there are riverside walks, restaurants, cafés and independent shops. Exeter city centre is also within easy reach, offering an extensive range of high street shops, dining and leisure facilities, together with excellent transport links.





Accommodation The entrance hallway provides access to all of the principal rooms and benefits from a large utility cupboard with space and plumbing for a washing machine and a tumble dryer. The L-shaped living space provides a versatile area for both seating and dining, with windows to the rear enjoying far-reaching views and a door providing direct access onto the private balcony. The kitchen area is fitted with a range of matching wall and base units with Caesarstone worktops, a matching upstand and a 1.5 bowl stainless steel sink with mixer tap and drainer grooves to the side. Integrated Bosch appliances include an eye-level oven, a separate induction hob with an extractor hood over, a built-in microwave, a fridge freezer, and a dishwasher. The double bedroom is a good size, and benefits from a rear-facing window with a pleasant leafy outlook. The shower room is fitted with a large shower cubicle, a wall-mounted wash basin with a mixer tap over, and a concealed cistern WC. There is also a large fitted mirror and a built-in storage cupboard.

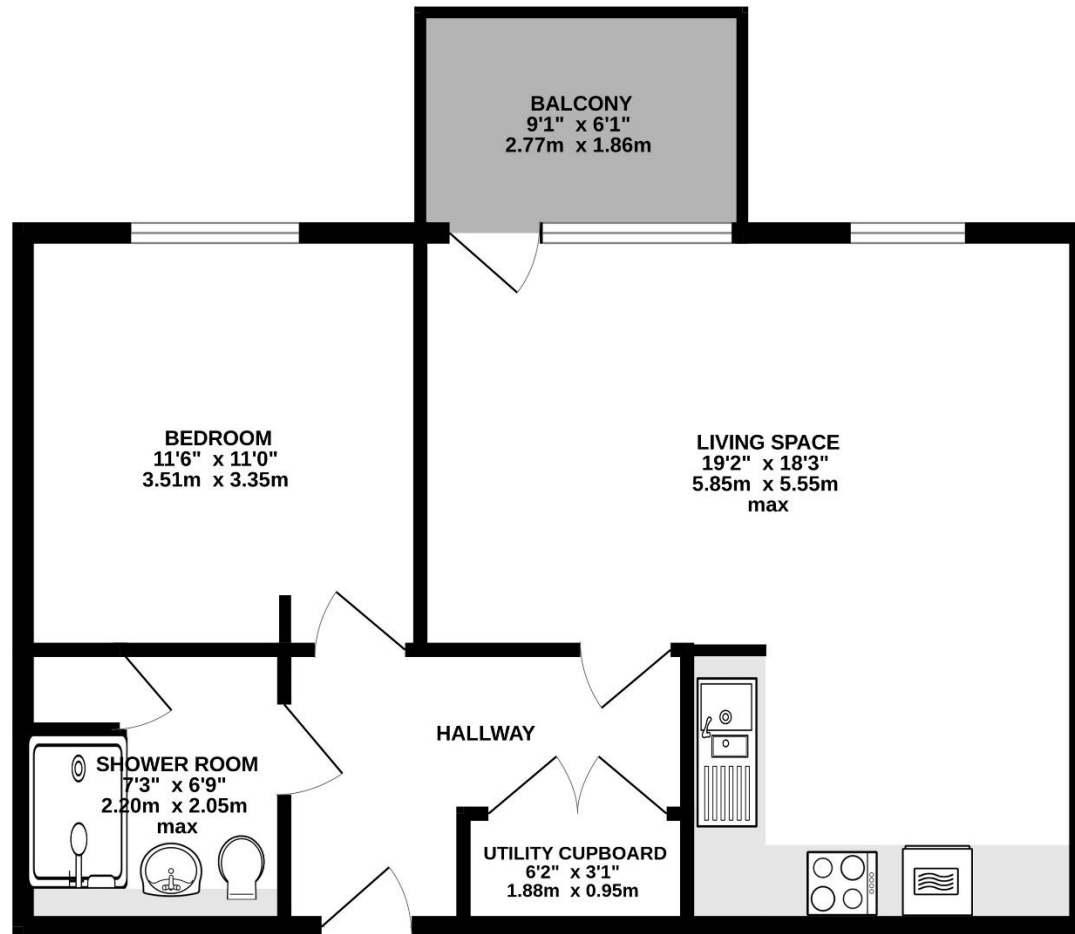
Outside A particular feature of the property is its private balcony, accessed directly from the living space and enjoying lovely far-reaching views. The balcony provides a pleasant outdoor seating space from which to enjoy the outlook. The development also benefits from a communal bike store.

Property Information Tenure: Leasehold. Further information regarding the lease and maintenance charges to be confirmed. Council tax band: B.

- *Modern Apartment*
- *St Leonards Location*
- *Balcony with Views*
- *Well-Presented*
- *One Double Bedroom*
- *Ideal Investment, First Home,
or for Retirement*



WINSOR AVENUE
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (51.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE

ESTATES

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