

Connells

Princess Alexandra Court Bonhay Road
Exeter

Princess Alexandra Court Bonhay Road
Exeter EX4 3BZ

for sale
£260,000







Property Description

Situated within the popular Princess Alexandra Court development, this impressive two double bedroom apartment offers modern living with a wonderful outlook across the River Exe.

The well-proportioned accommodation is centred around a spacious open plan kitchen, dining and living area, creating an ideal space for both everyday living and entertaining. The kitchen is fitted with a comprehensive range of wall and base units and benefits from an integrated oven, gas hob and washing machine. The living area is flooded with natural light thanks to the large bi-fold doors, which open seamlessly onto a private balcony and provide stunning river views, creating a bright and airy atmosphere throughout the warmer months.

The apartment offers two generous double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A separate family bathroom serves the remainder of the accommodation and is finished to a high standard.

Outside, the property enjoys the added convenience of an allocated parking space. Offering waterside living within easy reach of Exeter city centre, local amenities and transport links, this apartment would make an ideal home, investment or lock-up-and-leave property.

Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

Entrance Hall

Two storage cupboards, wall mounted radiator.

Kitchen/ Living Room

Double glazed rear aspect windows with views over the River Exe, wall and base units, work surfaces, sink unit, oven and hob with extractor over, French doors onto balcony, two wall mounted radiators.

Bedroom 1

Double glazed side aspect window, fitted wardrobe, wall mounted radiator.

En Suite

Walk-in shower, low level toilet, wash hand basin, extractor fan.

Bedroom 2

Double glazed front aspect window, wall mounted radiator.

Bathroom

Bath, low level toilet, wash hand basin, extractor fan.

Outside

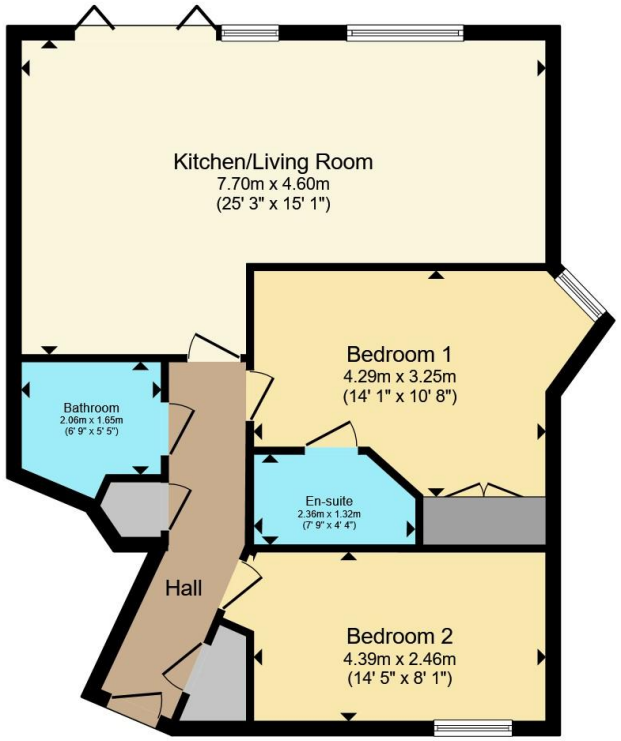
Balcony with glass barrier, with views over the River Exe.

Parking

Parking for one car in under cover space (secure gated access).











Total floor area 72.4 m² (779 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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8-9 South Street
EXETER EX1 1DZ

EPC Rating: C

Council Tax Band: D

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR318557

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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.

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