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1 Berry Court, Radnor Place, Exeter, Devon, EX2 4EH



SOUTHGATE
ESTATES

£1,000

per calendar month





1 Berry Court, Radnor Place

Tucked away within the highly sought-after area of St Leonard's, this one bedroom ground floor apartment benefits from being in close proximity to the delightful Magdalen Road shops and restaurants, St Leonard's Primary School, and is a short walk away from the city centre and the historic Quayside.

The gated building enjoys communal courtyard areas at both the front and rear of the building, along with a dedicated parking area. Internally, the accommodation comprises a living room, kitchen, double bedroom and a shower room. This charming flat is ideal professionals and with so much to offer, and such a great location, internal viewings are highly recommended.

- Not Suitable for Pets.
- No Smokers.
- Minimum 6 Month Let.
- Subject to Referencing and Affordability checks.
- A Holding Deposit of one week's rent will be requested to reserve the property.
- A Tenancy Deposit of 5 weeks' rent will be required should an application be successful.

For full details of charges and fees please visit our website:
<https://www.southgatestates.co.uk/lettings/>





Communal Courtyard & Parking Allocated parking for the property is available at the front of the building, where there is also an area for storing bins. Gated access at both the front and rear of the property leads into low maintenance communal courtyards, ideal for outdoor seating.

Living Room 14' 10" x 12' 4" (4.53m x 3.75m) max The front door opens to the living room. This good-sized reception room accommodates the consumer unit, a storage heater and double doors opening to the communal courtyard. Doors lead to the kitchen and bedroom.

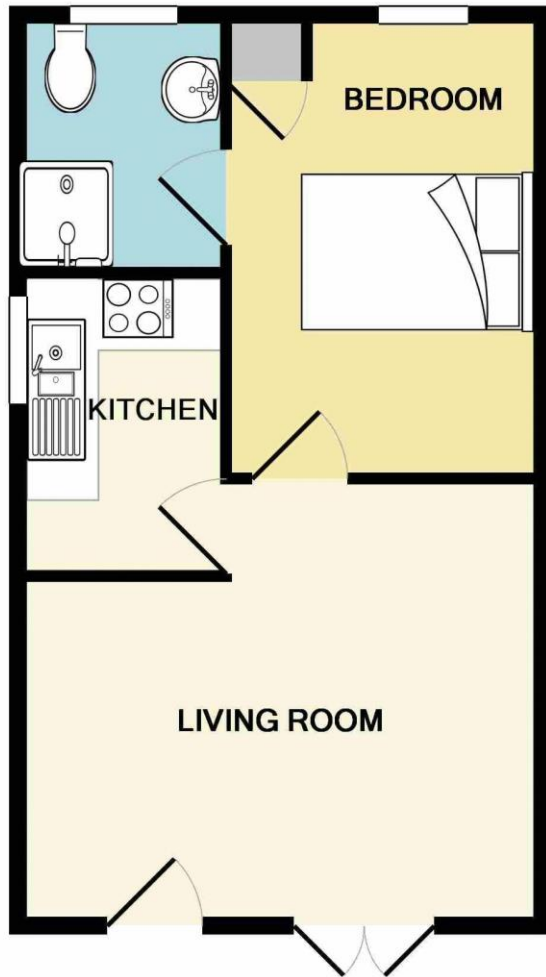
Kitchen 8' 4" x 5' 9" (2.55m x 1.76m) Incorporating a range of matching wall and base units, roll edge worktops, tiled splash back and a 1.5 bowl stainless steel sink with a mixer tap over and drainer. Spaces are available for a fridge freezer and washing machine, and there is an integrated oven with an electric hob and extractor above. This room also benefits from an extractor fan and a double glazed window to the side aspect.

Bedroom 12' 10" x 8' 8" (3.91m x 2.65m) A double bedroom incorporating a storage heater, a double glazed window to the rear aspect, and an airing cupboard which houses the immersion tank. A door leads to the shower room.

Shower Room 7' 1" x 5' 9" (2.17m x 1.76m) Comprising a low level WC, pedestal wash hand basin with tiled splashback and a fully tiled shower cubicle with Triton shower. This room is also equipped with tiled flooring, a wall mounted vanity cupboard, an extractor fan and a wall mounted fan heater. An obscured double glazed window faces the rear aspect.

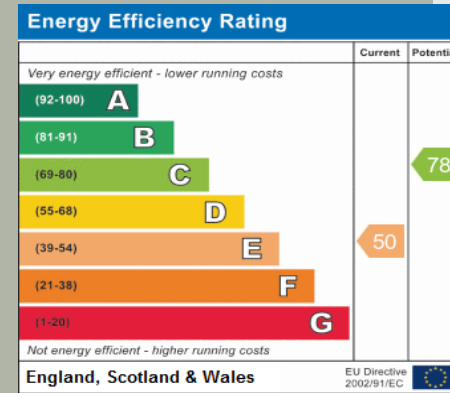
- *Private Parking Space*
- *Ground Floor Flat*
- *1 Double Bedroom*
- *Communal Courtyard*
- *Close to Magdalen Road Shops*
- *Prestigious Location*





Whilst every attempt has been made to ensure the accuracy of the floor plan 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



www.tpos.co.uk



SOUTHGATE
 ——— ESTATES ———

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