



# ST. JOHN HOUSE

44 KING STREET, EXETER, EX1 1AT



**Robert Williams**

SALES | LETTINGS | AUCTIONS

“A bright, elegant living space with period charm, generous sash windows and warm welcoming feel”.



# St JOHN HOUSE

44 KING STREET, EXETER, EX1 1AT

**A bright, spacious city-centre apartment combining modern comfort with period character, perfectly positioned near Cathedral Green and the quayside to offer effortless, appealing urban living.**

This inviting second (top) floor apartment offers a calm and comfortable retreat in the heart of the city. Just moments from Cathedral Green and the lively quayside - combining the ease of urban living with a sense of light and character. The welcoming reception hall leads into a bright lounge/dining room, where a large sash window fills the space with natural light and a cast-iron fireplace introduces a touch of period charm.

The separate kitchen is neatly arranged, featuring modern fittings and a clean, practical layout. Both bedrooms are well-proportioned and peaceful, each benefiting from built-in storage and elegant sash windows that enhance the feeling of space. A contemporary shower room completes the accommodation, finished in a simple, modern style.

Throughout, the apartment is presented in excellent decorative order, offering a home that feels ready to enjoy from the moment you step inside. Its central position-within easy reach of shops, cafés, the river and Exeter's historic landmarks-makes it ideal for anyone seeking convenience, comfort and a welcoming place to call home.



2  bedrooms 1  bathrooms  
1  receptions 0  car spaces

**Local Authority:** Exeter City Council

**Council Tax Band:** A

**Tenure:** Leasehold (125 yrs from 01/01/2003)

**Heating:** Gas Central Heating

**Services:** Mains water and drainage

**Energy Efficiency Rating:** C



## St. John House, 44, King Street, Exeter, EX1 1AT

Approximate Gross Internal Area = 53.2 sq m / 573 sq ft

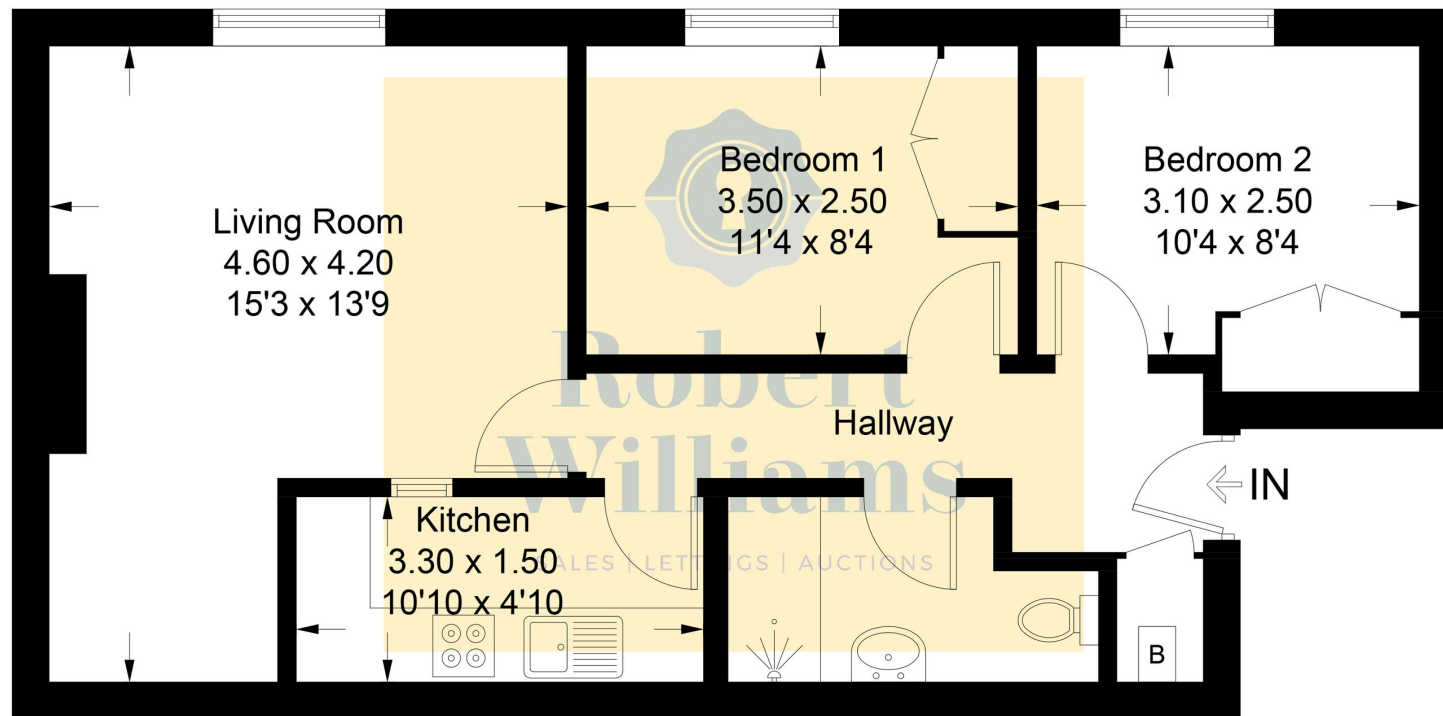


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1287889)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.