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Flat 32, Richmond Court, Exeter, Devon, EX4 3RA



SOUTHGATE
ESTATES

£215,000

Guide Price





Flat 32, Richmond Court, Exeter, Devon, EX4 3RA

A well-presented apartment situated within the popular Richmond Court development on St Davids Hill, offering spacious and versatile accommodation together with a private balcony, an allocated off-road parking space, and underfloor heating throughout. The property has recently been redecorated and benefits from a newly refitted kitchen with stylish units, granite worktops, and new integrated appliances. The apartment is served by a lift to all floors.

The property is conveniently positioned for Exeter's city centre and the wide range of high street shops, cafés, restaurants and other amenities it provides. Both Exeter Central railway station and St Davids Station are also within easy reach, along with access to the Quay, providing attractive waterside walks, eateries and leisure facilities.





Accommodation The entrance hallway provides access to all rooms and features two useful built-in storage cupboards. The spacious open plan living area is a particularly attractive feature of the property, with windows to both the front and rear aspects providing plenty of natural light and a door opening onto the private balcony. There is ample space for both seating and dining areas, creating a versatile room for everyday living and entertaining. The kitchen has been recently refitted and features a stylish range of wall and base units with granite worktops, a matching upstand, and a 1.5 bowl stainless steel sink with a flexible hose mixer tap over and drainer grooves to the side. Integrated appliances include an oven with a gas hob and extractor hood over, a washing machine, and a fridge freezer, while there is also space for a dishwasher.

The master bedroom is a good-sized double room with a window to the rear aspect and a built-in cupboard. The second double bedroom is currently arranged as a study and has a window to the rear aspect, providing a useful, multi-functional additional room/bedroom. The bathroom comprises a pedestal wash basin, a close-coupled WC, and a bath with a shower over, as well as a heated towel rail which can be timed to come on.

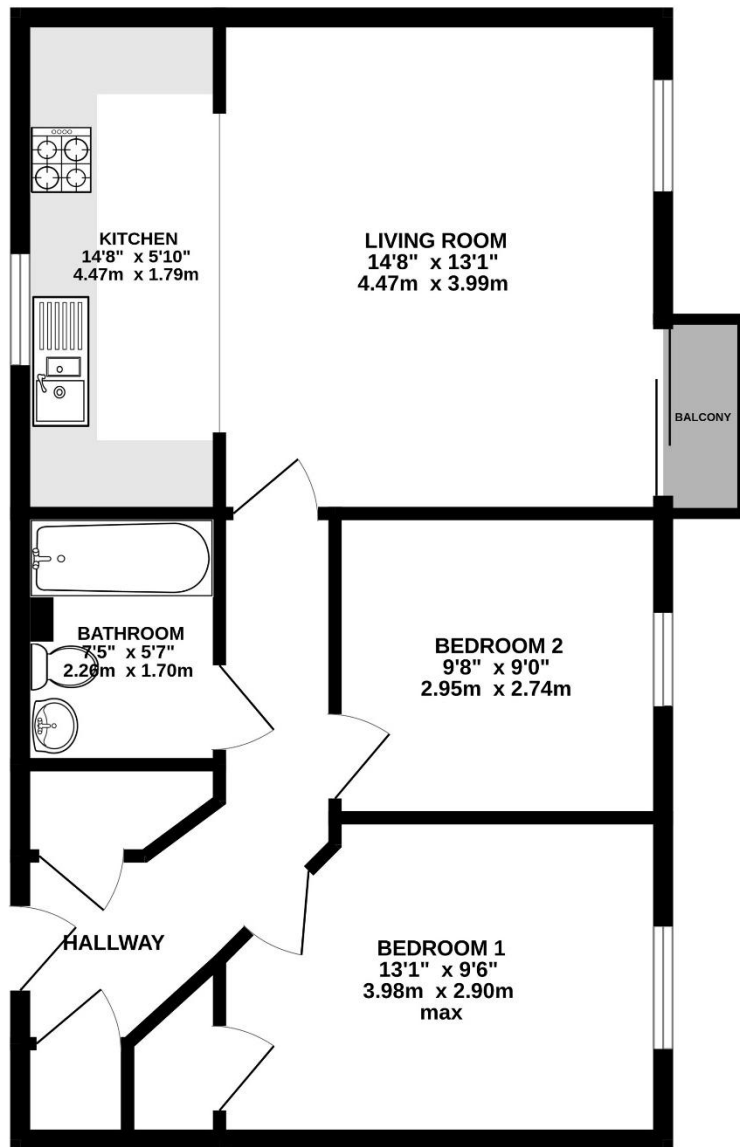
Outside The apartment enjoys the benefit of its own private balcony, providing pleasant outside space. An allocated off-road parking space is situated within the car park to the front of the property.

Property Information Tenure: Leasehold. (We have been informed by the seller that the current maintenance charge is £185 per month. The lease commenced on 1 June 2005 for a term of 150 years less one day). Council tax band: B.

- *2 Bedrooms*
- *Private Balcony*
- *Parking Space*
- *Central Location*
- *Beautifully-Presented*
- *Spacious Apartment*



RICHMOND COURT
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 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		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE

ESTATES

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