



Julius House, Exeter, EX4 4HG

£175,000

Situated in a convenient and well-maintained development, this well presented first floor apartment offers bright and modern accommodation.

Winkworth

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Situated in a convenient and well maintained development, this well presented first floor apartment offers bright and modern accommodation ideal for first time buyers, professionals, or investors. Located within easy reach of the amenities and transport links of Exeter, the property combines comfortable living with practical convenience.

Entrance Hall

Welcoming entrance hall providing access to all principal rooms and useful storage space.

Living / Dining Room

A spacious and light-filled reception room with ample space for both lounge and dining furniture, creating an ideal area for relaxing or entertaining, and benefiting from a charming Juliet balcony that enhances the sense of light and openness.

Kitchen

Modern fitted kitchen comprising a range of wall and base units with work surfaces.

Bedroom One

A generous double bedroom featuring built in wardrobe and the benefit of a private en-suite shower room.

En-Suite Shower Room

Fitted with shower enclosure, wash basin, and WC.

Bedroom Two

A well proportioned second bedroom suitable for guests, family members, or use as a home office.

Bathroom

Contemporary bathroom fitted with bath, wash basin, and WC.

Allocated Parking

The property benefits from a designated parking space within the development.



At a Glance:

First floor flat with Communal Lift

Two Double Bedrooms

Two Bathrooms

Secure Allocated Parking

Walking Distance to City Centre

Property Information:

COUNCIL TAX: C

SERVICES: Mains, Electric and Drainage

BROADBAND: Ultrafast broadband available

MOBILE: Signal Dependant on Provider

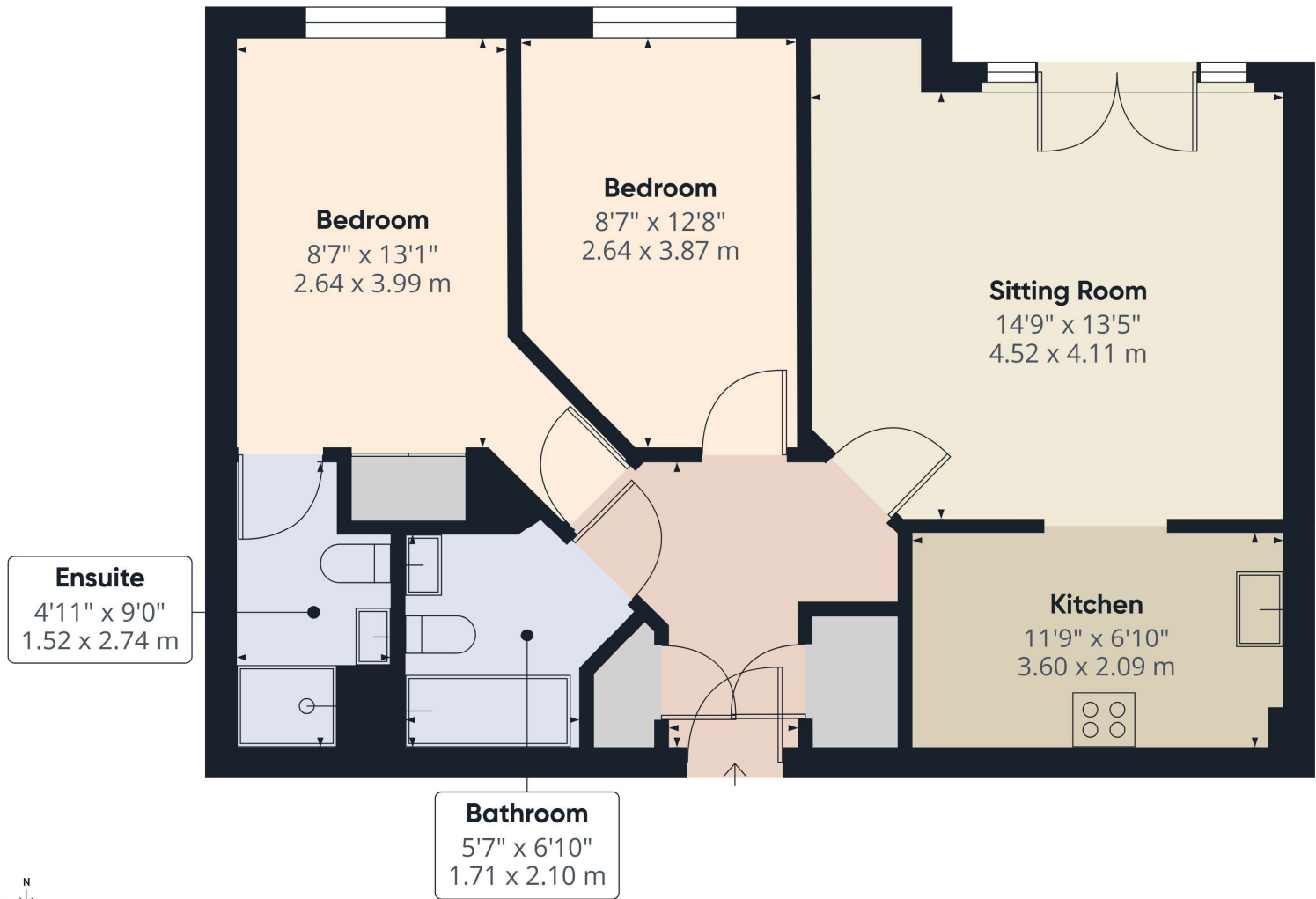
HEATING: Electric

LISTED: No

TENURE: Leasehold.125 years from 1 January 2005

SERVICE CHARGE: £2649.96

GROUND RENT: £320.94



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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