



Gras Lawn, Exeter, EX2 4SS

Offers Over £220,000

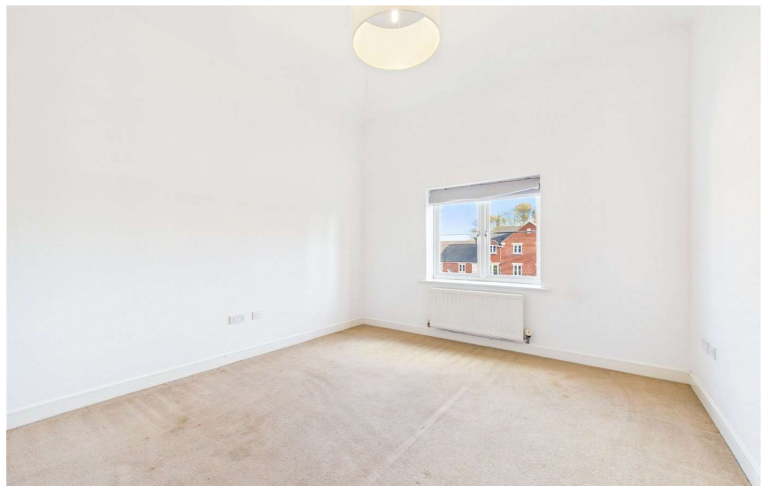
A two bedroom top floor flat featuring a bright open plan kitchen, dining and living area, a stylish main bathroom, and a principal bedroom with ensuite.

Winkworth

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No Onward Chain!!

A beautiful two bedroom residence located in the highly desirable setting of Gras Lawn.

This apartment is thoughtfully designed around a spacious open plan kitchen, dining, and living area, offering a seamless blend of elegance and contemporary living. Flooded with natural light, it truly is an impressive space. The kitchen features high quality fittings and modern finishes, flowing effortlessly into the dining and lounge areas to create a refined yet welcoming atmosphere.

Enhancing the sense of space and light, the living area is complemented by a charming Juliet balcony, allowing fresh air and natural brightness to pour into the home while adding an attractive architectural feature.

The property boasts two generously proportioned bedrooms, each designed with comfort and style in mind. The principal bedroom benefits from a sleek ensuite, offering a private and luxurious retreat. A further contemporary main bathroom serves the second bedroom and guests.

Further benefits include a single garage and allocated parking.

Located in Exeter, the flat would make an ideal purchase for first time buyers looking to get onto the property ladder, professionals seeking a manageable home, or investors looking to add to their portfolio.

Early viewing is recommended to appreciate the layout and accommodation this property has to offer.



At a Glance:

Top Floor Flat
Two Bedrooms
Bathroom and Ensuite
Open Plan Kitchen/Living Area
Juliet Balcony
Garage
Allocated Parking
Great Location in St Leonards

Property Information:

COUNCIL TAX: Band D

SERVICES: Mains Electric, Water & Drainage

HEATING: Gas Central Heating

MOBILE: Signal Dependant on Provider

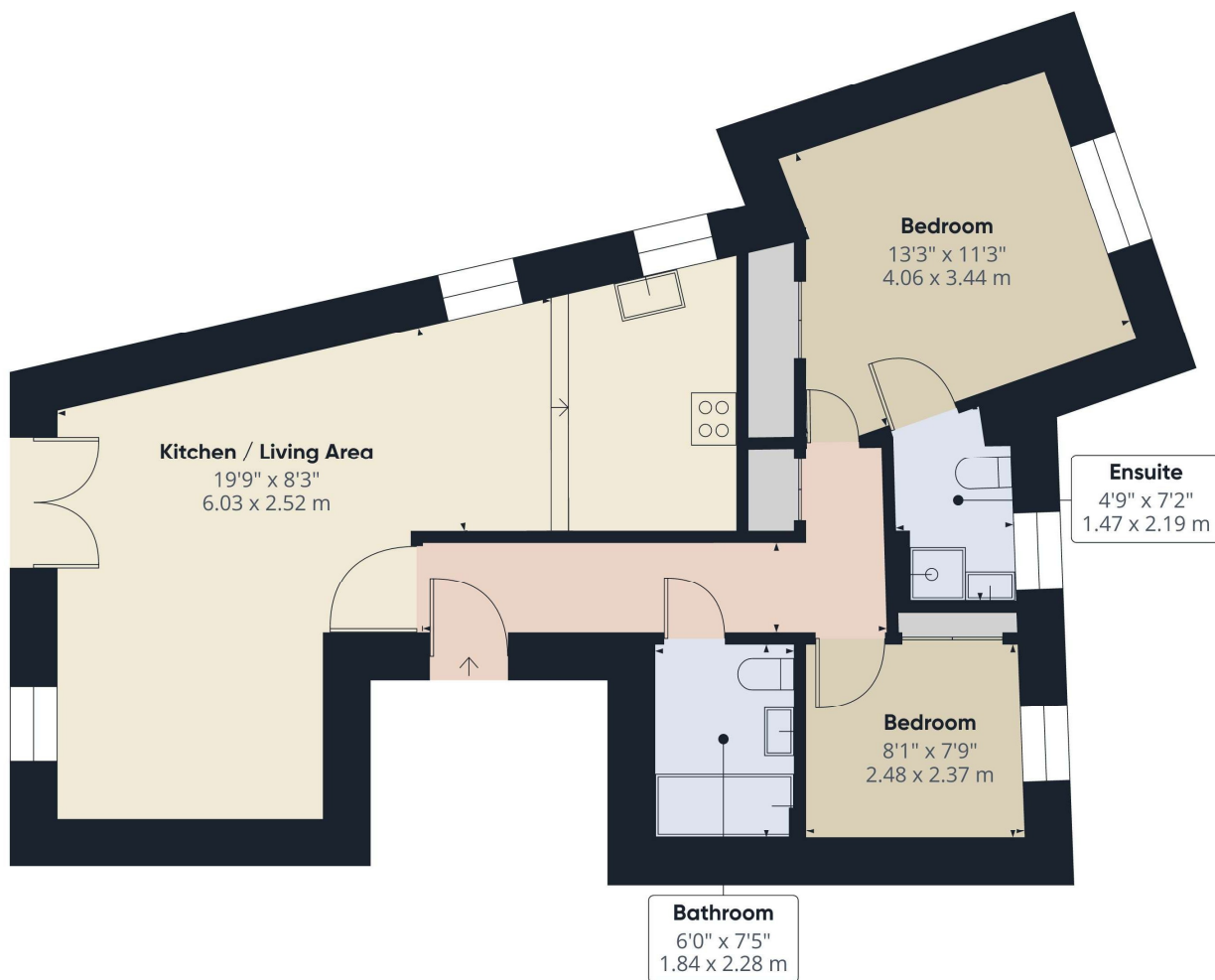
BROADBAND: Full Fibre Broadband. Checked on
Openreach October 2026.

TENURE: Leasehold. Term. **999 years from 1
September 2000**

SERVICE CHARGE: **£1,041.35**, payable twice a year in
March and September.

GROUND RENT: **£150.50**, payable twice a year in
March and September.

LISTED: No



PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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