





Mont Le Grand, Exeter, EX1 2PD

£140,000

A spacious one bedroom lower ground floor apartment offering generous accommodation, communal gardens and excellent scope for improvement, situated in a sought after and convenient Exeter location close to Waitrose and the city centre.

NO ONWARD CHAIN

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

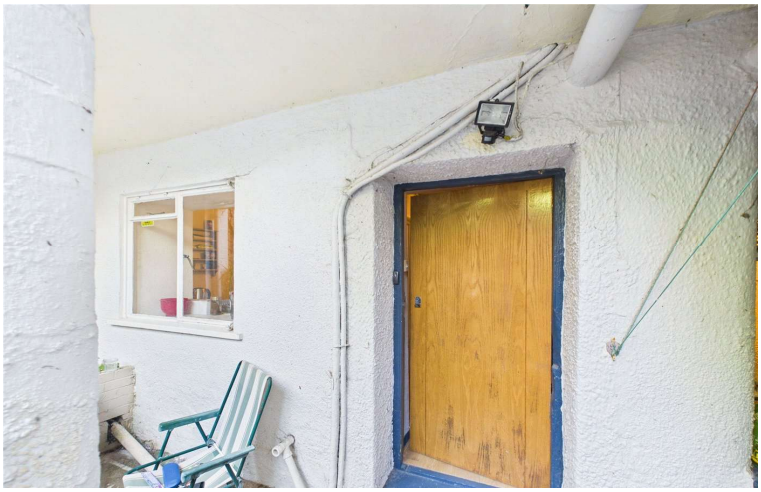
Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk









Property Description

Mont Le Grand is a spacious one bedroom lower ground floor apartment, forming part of an attractive grade II listed period building and enjoying a particularly convenient position close to the heart of Exeter.

The property offers unusually generous accommodation for a one bedroom apartment and, while it would now benefit from some updating, provides an excellent opportunity for a purchaser to improve and personalise the property to their own taste.

Sitting Room

The generous sitting room measures approximately 14'10" x 11'2" and provides plenty of space for both seating and additional furniture. A large sash style window brings natural light into the room and enjoys a pleasant outlook towards the surrounding greenery, while a fireplace provides a focal point.

Kitchen

The separate kitchen is another particularly good sized room, measuring about 15'9" x 9'2". The existing kitchen provides storage and worktop space together with room for appliances and informal dining. The room offers excellent potential for a purchaser wishing to update the kitchen and create a more contemporary space.

Bedroom

The bedroom measures approximately 14'9" x 8'11" and provides a comfortable double room with space for additional bedroom furniture. A large sash style window provides natural light and an outlook towards the gardens.

Bathroom

The bathroom is unusually generous for a one bedroom apartment, measuring approximately 11'6" x 6'8", and is fitted with a bath, WC and wash basin.

Outside

A particular feature of Mont Le Grand is the established communal garden, providing residents with an attractive and surprisingly generous area of green space.

Predominantly laid to lawn and surrounded by mature trees, shrubs and planting, the gardens provide a pleasant place to sit outside and enjoy the surroundings, adding considerably to the appeal of the property.

A garage is also available by separate negotiation.



At a Glance:

One Bedroom Lower Ground Floor Apartment

Generous Accommodation

Sitting Room

Separate Kitchen

Double Bedroom

Spacious Bathroom

Communal Gardens

Sought After Exeter Location

Close to Waitrose and the City Centre

Scope for Improvement

Grade Two Listed

Garage Available by Separate Negotiation

Property Information:

TENURE: Leasehold

LEASE LENGTH: 184 years from and including 25th March 1988

GROUND RENT: £50 paid annually

Each flat contributes 25% of cost when work is needed

COUNCIL TAX: Band A

SERVICES: Mains electricity, water and drainage

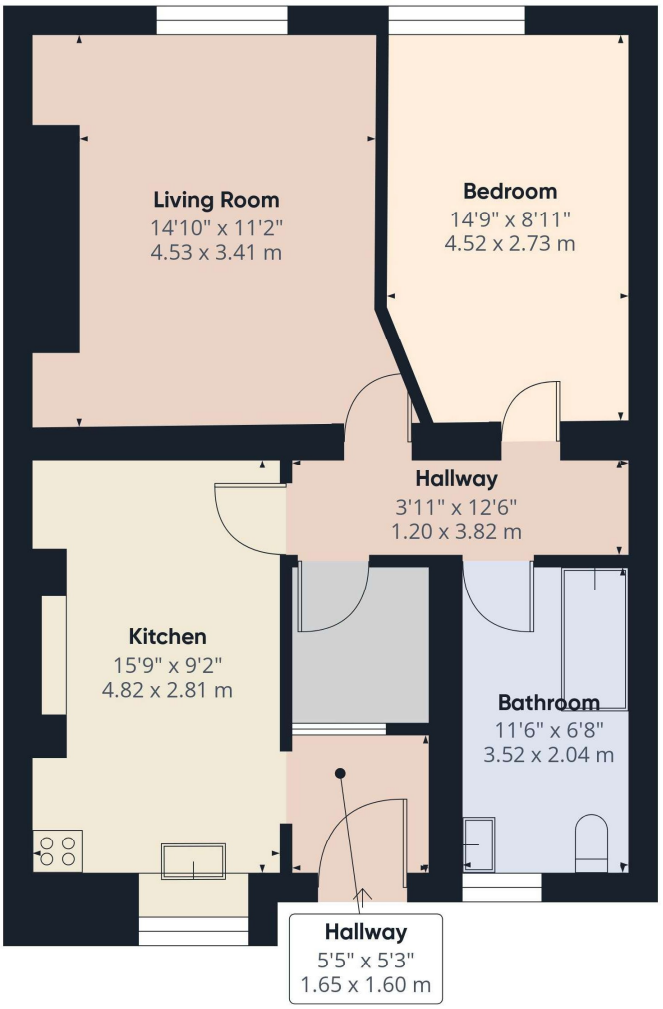
HEATING: Electric

BROADBAND: Full fibre broadband available

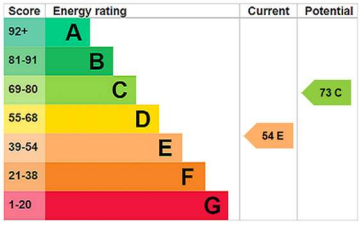
MOBILE: Signal dependent on provider

LISTED: Grade II listed

GARAGE: Available by separate negotiation



Ground Building 1



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