

Victoria Park Road, Exeter, EX2 4NT

£ 350,000

A stunning two bedroom duplex apartment in a Grade II listed property on one of the most desirable roads in the St Leonards area of Exeter. No Onward Chain.

Winkworth

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We are delighted to have the opportunity to market this stunning two bedroom duplex apartment in a Grade II listed property on one of the most sought after roads in Exeter.

The apartment benefits from a beautiful open plan kitchen, dining and living area which is bathed in light from the exceptionally large windows to the front of the property. The two bedrooms are on the upper floor with the main bathroom and then access to the roof terrace which offers amazing views across Exeter and the surrounding countryside.

The Property...

From the main door to the building, entering into a large communal hallway, the staircase leads you up to the apartment. There is an intercom system to allow access electronically.

As you enter the apartment you have the main open plan space for living and dining and the well designed kitchen with a range of wall and base units and a breakfast bar.

Wooden floors give this room a really spacious and airy feel, there are window seats under two of the three large windows on this floor. In the sitting area there is a feature gas fire and a radiator to its left.

There is also a small cloakroom off this room.

A very modern bespoke room divider separates the living space from the stairs, and this has the added advantage of built in storage under. The open tread wood and steel staircase leads up to the two bedrooms, bathroom and roof terrace.

Bedroom one is a good sized double with plenty of built in storage. There are steps up into the room where you will find the wardrobes and steps down to the sleeping space.

A large UPVC window gives natural light and there is a pendant light and wall lights and a radiator.

Bedroom two is also a double with more storage and access via a UPVC door out onto the roof terrace.

There are high level UPVC windows for natural light.

The main bathroom is also on this floor with a bath with rainfall shower over, wash hand basin with mirror over and low level WC. There is also a ladder style heated towel rail, extractor fan and inset spot lights.

The stand out feature of this apartment is the roof terrace affording stunning views across the surrounding area and to the Haldon Hills and countryside beyond.

Services and connectivity;

Mains gas, electricity, water and sewerage

Broadband; Ultrafast available - 1800Mbps-220Mbps

Mobile; Good signal dependant on provider



At a glance...

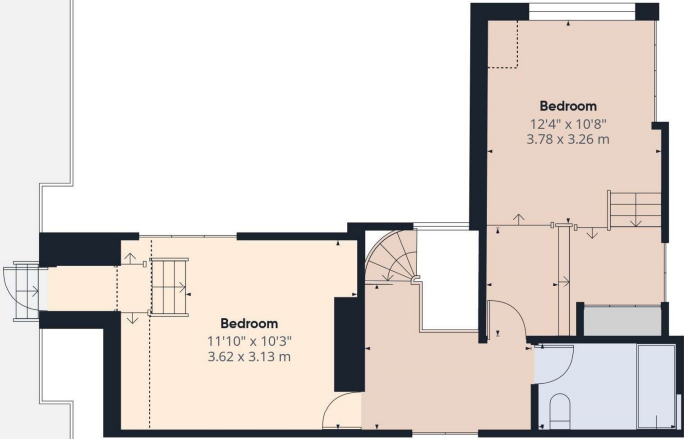
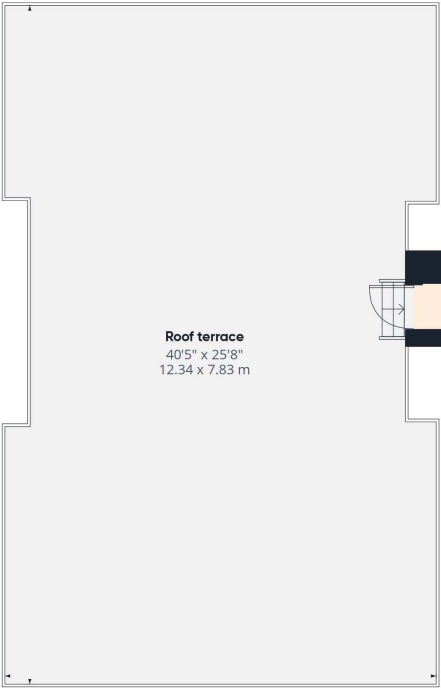
Duplex Apartment
Two Bedrooms
Open Plan Living/Dining/Kitchen
Main Bathroom & Cloakroom
Use of Roof Terrace with Amazing Views
Allocated parking space
Fantastic St Leonards Location
No Onward Chain

PROPERTY INFORMATION:

Share of Freehold
Lease; 999 years from 24.6.1984
Council tax Band: C
Mains electric, gas, water and drainage
Broadband; Ultrafast available - 1800Mbps-220Mbps
Mobile; Good signal dependant on provider



Ground



Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 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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