



Bedford Street, Princesshay Square, EX1 1LR

An elegant one bedroom apartment located in the heart of the city centre and commanding views across to Exeter Cathedral, this modern second floor apartment is perfect for those looking for the cosmopolitan lifestyle.

Winkworth

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Description...

Stunning second floor, city centre apartment positioned in the prestigious Princesshay development in the heart of Exeter.

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.

The Property:

You enter Bedford House through a large wooden main door, which includes an intercom door system, and into a communal hallway. From here you can either choose the stairs or lift to the top.

As you pass through the entrance hall, doors giving access to the bathroom, bedroom and living space. There is also access to two large cupboards. Found in the hallway is a built-in cupboard housing cylinder supplying domestic hot water.

At the end of the hallway on the right the door leads through to the open and spacious living area. This comprises of large living area plus a conveniently sized kitchen area. There are two electric storage heaters ideally located by the kitchen and also at the entrance to

the room. There is plenty of room for a sofa, dining table and TV unit. Large original windows with secondary double glazing.

The kitchen area has a selection of wall and base units, stainless steel one and a half bowl single drainer sink unit with hot and cold mixer tap, four ring halogen hob with extractor above, integrated electric oven and washing machine, and built in fridge/freezer.

The bathroom features a lovely contemporary fitted bathroom suite with heated towel rail. Included is a panel bath with hot and cold mixer tap and integrated shower head, tiled flooring, part tiled surround and extractor fan.

The good size double bedroom and benefits from a built in wardrobe found in the cupboard on the right hand side of the room, electric storage heater.

Utilities: Mains water, electricity & drainage. Electric storage heating.

Council Tax band B Exeter City Council

Lease information:

Lease commenced 2007, 84 years left, owner is currently extending the lease.

Service charge £2040 Ground Rent £100 pa



At a glance....

Prestigious City Centre Apartment
Spacious Open Plan Kitchen/Living Room
Modern Kitchen with Built in Appliances
Double Bedroom
Contemporary Bathroom
Lift
Outstanding Views Towards the Cathedral & Open
Countryside Beyond
NO CHAIN

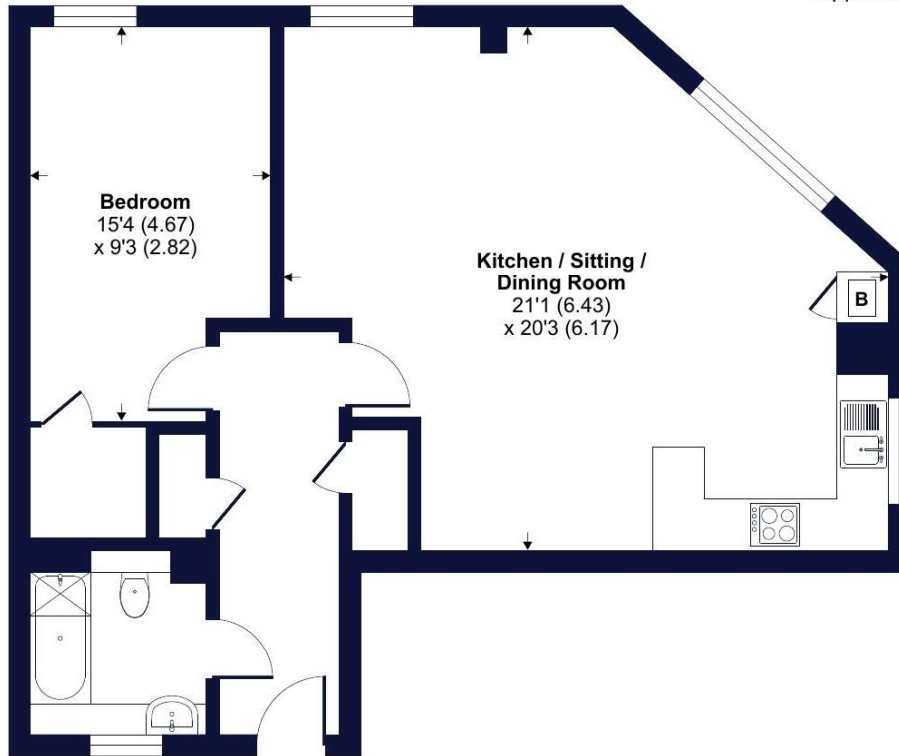
PROPERTY INFORMATION:

Leasehold
Council Tax Band: B
Mains Electric, Gas, Water and Drainage.

Bedford Street, Princesshay Square, Exeter, EX1

Approximate Area = 713 sq ft / 66.2 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1073966



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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