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New North Road, Exeter, EX4 4JH

£195,000

Bright and modern two bedroom, one bathroom flat with open plan living and a kitchen with ample storage. Benefits include allocated parking and communal gardens. Perfect for first time buyers or investors.

**Winkworth**

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A beautifully presented two bedroom ground floor apartment located in the desirable Constantine House development, just a short walk from Exeter city centre, Exeter university and Exeter Central Station.

This modern home offers light and spacious accommodation throughout, featuring an open plan kitchen/living/dining area with French doors opening directly onto the well-maintained communal gardens, perfect for entertaining or relaxing outdoors.

**Bedroom One.** A well proportioned double bedroom featuring a full height built in wardrobe, offering excellent storage while keeping the space open and uncluttered. The large window brings in plenty of natural light, and the neutral decor makes it easy to personalise. Ample space for a double bed and additional furnishings.

**Bedroom Two.** A well presented single bedroom offering a bright and neutral space, ideal for a guest room, child's bedroom or home office. A large window allows for plenty of natural light, and the simple layout provides flexibility for various uses. Clean, modern, and ready to make your own.

**Bathroom.** A clean and well maintained bathroom fitted with a panelled bath with overhead shower and glass screen, low level WC, and pedestal wash basin. Finished with neutral tiling and practical vinyl flooring, the space offers a bright and functional environment suited to everyday use.

**Living/Dining Area.** A bright and spacious open plan living and dining area offering a comfortable and versatile layout, ideal for both relaxing and entertaining. The space is beautifully enhanced by full height French doors that open directly onto the communal gardens, providing a seamless indoor outdoor flow and plenty of natural light.

**Kitchen.** The kitchen is stylishly appointed with a range of contemporary white units, contrasting worktops, and tiled splashbacks. Integrated appliances include a built in oven with electric hob and stainless steel extractor fan, along with space and plumbing for a washing machine and freestanding fridge freezer.

Set just off the main living/dining area, this semi open layout offers a practical and sociable cooking space, ideal for modern living.

The property further benefits from allocated parking, newly refurbished flooring throughout and plenty of cupboard storage. As well as access to well maintained communal gardens, offering a pleasant outdoor space to enjoy.





## At a Glance:

Ground Floor Apartment  
Two Bedrooms  
Family Bathroom  
Well Maintained Communal Gardens  
Modern Throughout  
Semi Open Plan Living Area  
Electric Heating  
Double Glazing Throughout  
NO CHAIN

## PROPERTY INFORMATION:

Term: 125 years from 1 January 2005

Ground Rent: Period 1 Jan 2025 - 31 Dec 2025  
£338.92. Last reviewed in 2020 and gets reviewed every 5 years.

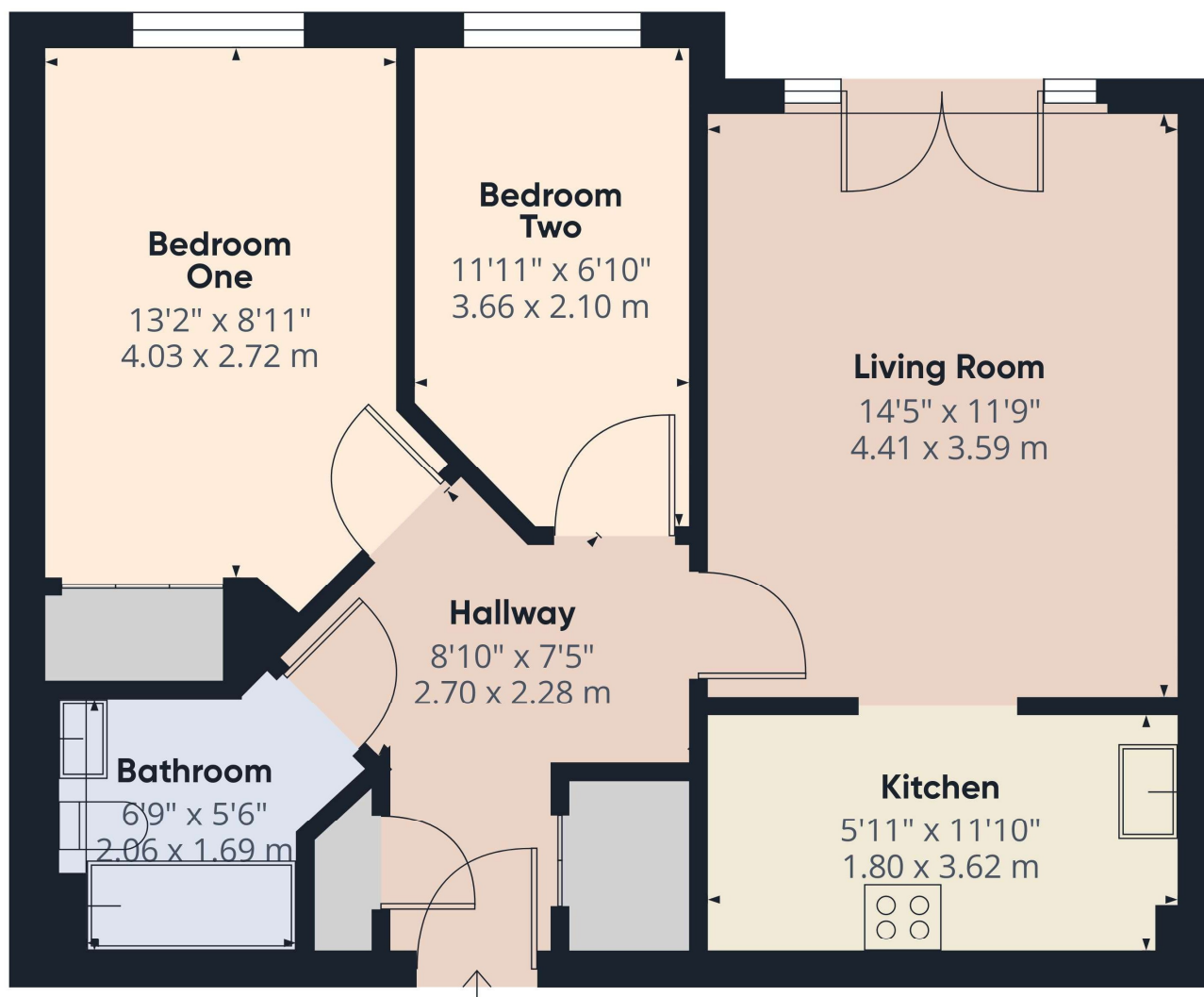
Service Charge: Period 1 Jan 2025 – 31 Dec 2025  
£2,649.96

Council tax Band: C

Mains: Electric, Water and Drainage.

Mobile - Signal Dependant on Provider

Broadband: Ultrafast - 1800Mbps - 1000Mbps



PLEASE NOTE.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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