



Gras Lawn, Exeter, EX2 4ST

£300,000

A well-presented two-bedroom ground floor apartment set within the popular Gras Lawn development in Exeter.

The property offers spacious open-plan living, a modern bathroom, two good-sized bedrooms, and the rare benefit of a private, low-maintenance garden. Additional features include residents parking, and a garage. Ideally located for the RD&E Hospital, local schools, and with convenient access to Exeter city centre.

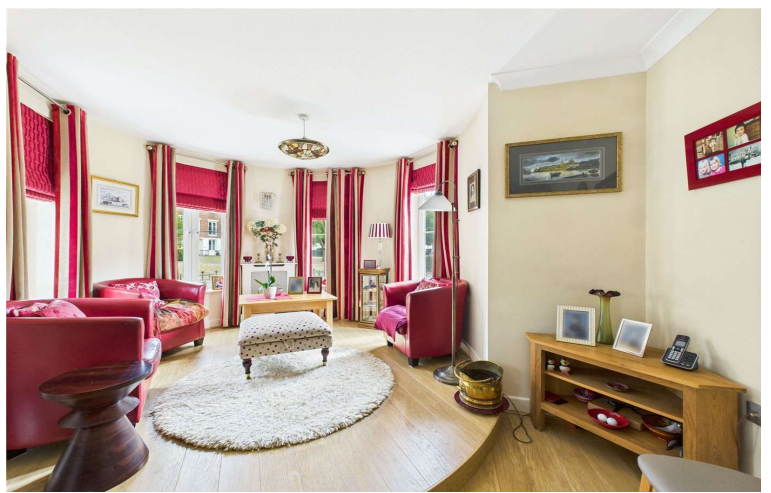
Winkworth

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Gras Lawn is a sought-after development ideally located for easy access to Exeter city centre and the Royal Devon & Exeter Hospital. The development features a range of townhouses and apartments set within attractive communal grounds, with resident parking available.

The property.

Kitchen/Lounge/Dining Room.

The open-plan kitchen, dining, and living area features a practical layout with modern fittings and ample natural light. A step-up leads to the elevated living space, subtly defining the area while maintaining an open, connected flow throughout. The kitchen also offers benefits from integrated dishwasher and washing machine.

Bedroom One.

This room is bright and generously sized, featuring French doors that fills the space with natural light offering access into the private garden. This double room also benefits from built in wardrobes.

Bedroom Two.

Another generously sized room, featuring large rear-facing windows that fill the space with natural light which create a bright, airy atmosphere.

Bathroom.

This spacious and bright bathroom is well-appointed with a modern white suite, including a panelled bath with overhead shower and glass screen, pedestal wash basin, and low-level WC. A rear-facing window allows for excellent natural light and ventilation.

Garden.

Enjoying a peaceful and private outlook, this generously sized garden is a rare feature for a ground floor apartment. Thoughtfully landscaped with a fully paved layout for easy maintenance, the space is arranged over two tiers with raised beds and mature borders adding interest and greenery. Enclosed by fencing and established planting, it offers a secluded and secure outdoor retreat—perfect for relaxing, entertaining, or gardening.

This property also benefits from residents parking and a garage.

Leasehold - 999 years from 2001

Ground Rent - £244 per annum

Maintenance Charge - £1892.96 per annum



At a Glance:

Ground Floor Flat
Two Double Bedrooms
Open Plan Living
Private Garden
Residents Parking
Garage
NO CHAIN

PROPERTY INFORMATION:

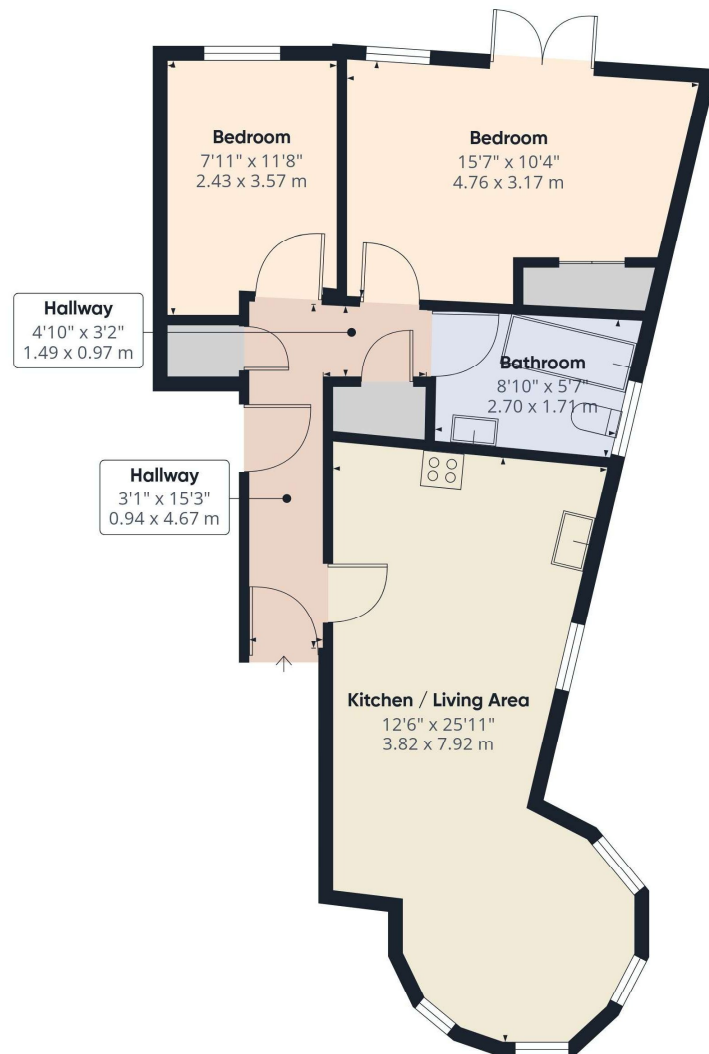
Leasehold

Council tax Band: D

Mains electric, gas, water and sewerage.

Broadband - Ultrafast - 1800Mbps - 220Mbps

Mobile - Signal Dependant on Provider



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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	72 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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