

## 59 Gras Lawn, St Leonards, Exeter, EX2 4SZ



This two double bedroom apartment is in a convenient location, minutes away from the RD&E in Exeter, links to the M5 through Topsham Road or Heavitree road and not too far from the City Centre. Benefiting from a hallway leading into the fantastic size living room. To the side of the living room, there is a fitted kitchen with an integrated oven, hob and extractor fan and an integrated washing machine. There is one family bathroom with a bath and overhead shower. The main bedroom is a really good size and benefits from an ensuite with a shower. There is a further second bedroom which is also a good size. This property also benefits from an allocated parking space.

**Offers in the Region of £235,000    Leasehold    DCX02688**



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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Accessed via solid wood front door with front aspect. Side aspect uPVC double glazed window with view over the communal grounds. Cove ceiling. Radiator. Telephone intercom system. Door though to the inner hallway.

### Inner Hallway

Doors to bathroom, lounge, bedroom one, bedroom two and storage cupboard. Twin front aspect uPVC double glazed windows. Cove ceiling. Radiator.

### Lounge 20' 2" x 18' 0" (6.150m x 5.481m)

Front and rear aspect uPVC double glazed windows. Television point. Telephone point. Cove ceiling. Seating area. Three radiators. Archway through to the kitchen.



### Kitchen 8' 1" x 8' 5" (2.462m x 2.562m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink and a half with mixer tap and single drainer. Roll edge work surfaces. Part tiled wall. Integrated oven and hob with extractor fan above. Integrated fridge and freezer. Plumbing for washing machine. Wall mounted boiler.



### Bedroom One 14' 1" x 8' 7" (4.297m x 2.618m)

Rear aspect uPVC double glazed window. Built in double wardrobe with hanging space and shelving. Doors through to en-suite. Radiator.



### Bedroom Two 14' 1" x 7' 4" (4.295m x 2.225m)

Rear aspect uPVC double glazed window. Radiator.



## En-Suite

Rear aspect frosted uPVC double glazed window. Three piece suite comprising walk in shower cubicle, low level WC, pedestal wash hand basin with mixer tap, part tiled wall, extractor fan, shaver point and radiator.



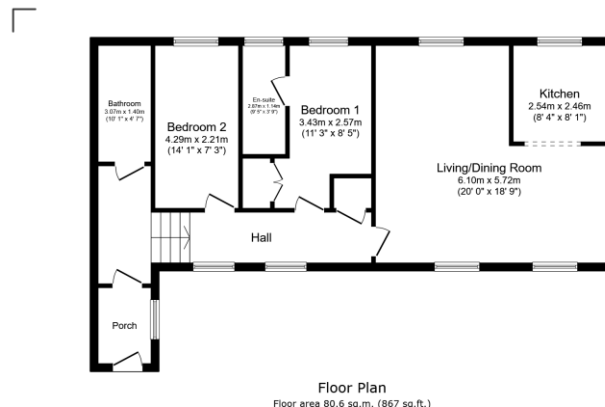
## Bathroom

Three piece white suite comprising panel enclosed bath with mixer tap and handheld shower above, low level WC, pedestal wash hand basin with mixer tap, shaver point, part tiled walls, extractor fan and radiator.



## Lease Information

The 999-year lease was issued in 2001. There is 974 years left to run. The ground rent is £218.00 per annum. The service charge is approximately £1560 per annum.



Total floor area: 80.6 sq.m. (867 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertyplan.co

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# Energy performance certificate (EPC)

59, Gras Lawn EXETER EX2 4SZ	Energy rating	Valid until:	3 December 2027
	<b>B</b>	Certificate number:	 8892-8145-5529-3407-2233

Property type

Mid-floor flat

Total floor area

81 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)