



SOUTHGATE

ESTATE

Flat B, 1, Grosvenor Place,  
Exeter, Devon, EX1 2HJ

£160,000





## Ground Floor Flat, One Double Bedroom, Beautifully Presented, Share of the Freehold, Open-Plan Living Space, Convenient Location

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This beautifully presented, one bedroom ground floor flat is situated in the central location of Newtown. Within close proximity of Exeter City Centre with its wide variety of shops, restaurants and supermarkets, the property is also within walking distance of local shops and Belmont Park.

Internally, the accommodation comprises an attractive open-plan living space including a kitchenette, lounge and dining area with an archway to the inner hallway. Doors then allow access to the double bedroom and shower room with a door to the utility room.

With the lovely presentation, the advantage of no onward chain and the location, internal viewing is highly recommended in order to fully appreciate all that is offered.

Open-Plan Living Space 15' 10" x 13' 1" (4.82m x 4.0m) max A door leads into the beautifully presented open-plan living space. Benefiting from laminate flooring, picture rails, a uPVC double glazed bay window to the front aspect, and a radiator, along with a fitted shelving unit and ample space for seating and a dining table and chairs. The kitchen area contains base units with roll-edge worktops, a tiled splashback and stainless steel sink with a flexible hose mixer tap over. Appliances include an oven with an induction hob and extractor hood over, a dishwasher and tall fridge freezer. In addition there is a useful larder cupboard, an archway to the inner hallway and a telephone intercom system.

Inner Hallway Doors provide access to the bedroom and shower room, and there is also the advantage of a built-in storage cupboard.

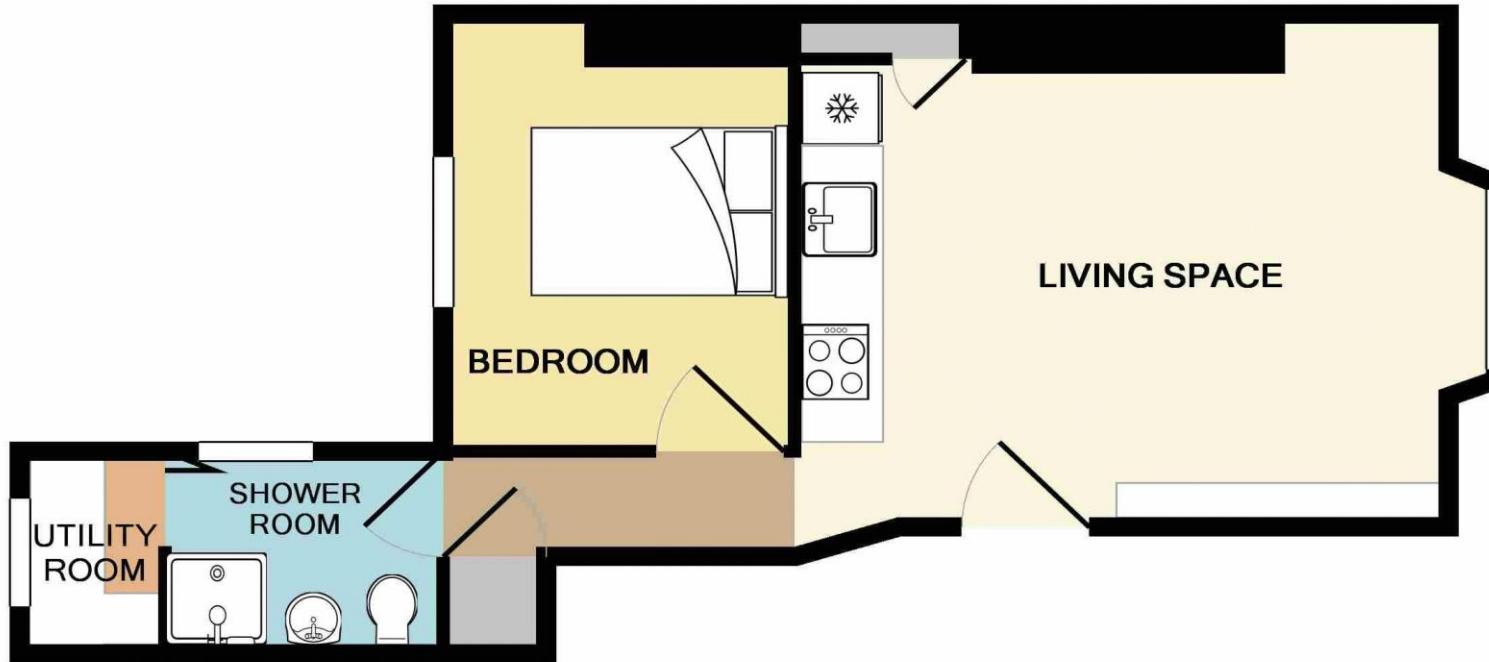
Bedroom 11' 2" x 8' 6" (3.41m x 2.59m) An attractive double bedroom enjoying fitted shelving and a hanging rail, a radiator and a uPVC double glazed window to the rear aspect.

Shower Room 6' 9" x 5' 2" (2.05m x 1.58m) Comprising a close-coupled WC, wash hand basin with mixer tap over and vanity unit below along with a shower cubicle, part-tiled walls, spot lighting, a heated towel rail, extractor fan and a folding door through to the utility room. An obscured uPVC double glazed window is to the side aspect.

Utility Room 5' 2" x 3' 6" (1.57m x 1.06m) Incorporating a fitted worktop with a washing machine and tumble dryer below, as well as an obscured uPVC double glazed window to the rear aspect. The Worcester combination boiler is also located here.

Property Information Tenure: Share of the freehold (maintenance charges and lease length to be confirmed). Council Tax Band: A.





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

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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