

## 16 Besley Court, Retail Park Close, Exeter, EX2 8GJ



A modern first floor apartment offering spacious open plan living accommodation with large windows and pleasant open views over trees and green space. The accommodation comprises of an entrance hall, large open plan living/dining room and kitchen, two double bedrooms with en-suite shower room and large main bathroom. Allocated off road parking space.

**Offers in the Region Of £165,000   Leasehold   DCX02163**

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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:

### Communal Entrance

### Entrance Hall

Access via solid wood entrance door. Storage cupboard. Doors to lounge, bedrooms and bathroom. Wood effect laminate flooring. Intercom entry phone. Radiator.

### Lounge 15' 10" x 17' 6" (4.83m x 5.33m)

With full height windows to the rear aspect with open views over green space. Wood effect laminate flooring. Two radiators.



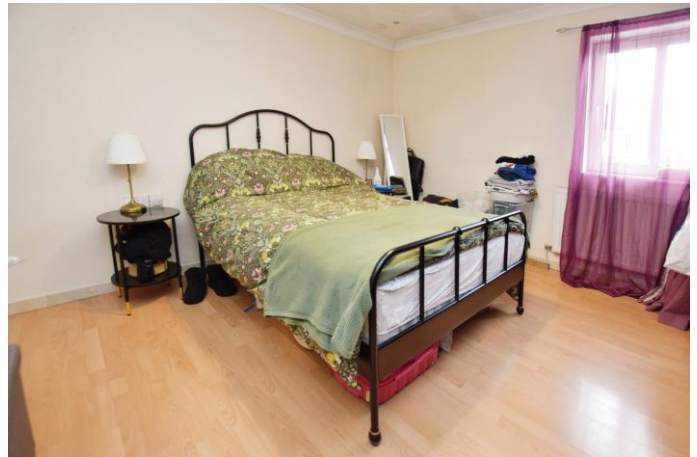
### Kitchen 8' 8" x 8' 0" (2.63m x 2.45m)

Fitted with a range of base and eye level units with roll edge work surfaces, tiled splash back and stainless steel sink with drainer and mixer tap. Integrated oven with gas hob and pull out extractor fan above. Wall mounted gas boiler. Space for washing machine. Further appliance space. Vinyl flooring.



### Bedroom One 12' 5" x 11' 0" (3.79m x 3.36m)

uPVC double glazed front aspect window. Wood effect laminate flooring. Radiator. Door to



### En-suite

With fully enclosed shower cubicle with electric shower. Wash hand basin. Low level WC. Extractor fan.

### Bedroom Two 13' 0" x 8' 4" (3.95m x 2.53m)

Front aspect uPVC double glazed window. Wood effect laminate flooring. Radiator





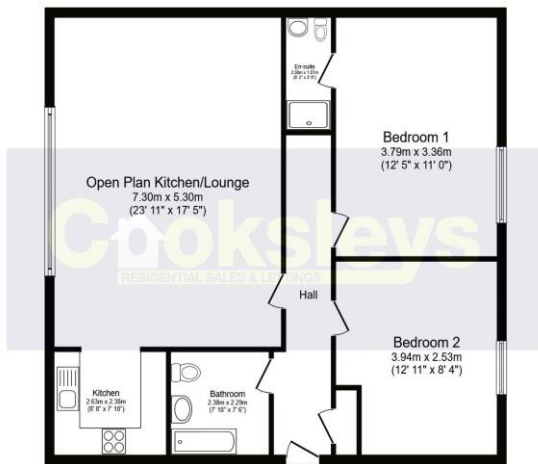
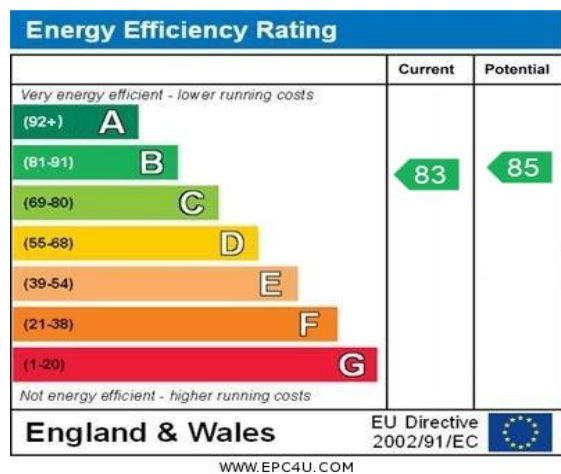
### Bathroom

Large bathroom with panel enclosed bath. Low level WC. Pedestal wash hand basin. Vinyl flooring. Radiator.

### Allocated Off Road Parking

### Lease Information

Lease: 105 years remain 125 years from 2004  
Service Charge £1,045.44  
Ground Rent TBC



Total floor area 100.7 m<sup>2</sup> (1,084 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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