



# COLLEGE ROAD, ST LEONARDS

EXETER, EX1 1TE



**Robert Williams**

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**“College Road connects directly to Magdalen Road and the ever popular selection of cafes, shops and amenities”.**



# COLLEGE ROAD

ST LEONARDS, EXETER, EX1 1TE

**A fantastic opportunity to acquire this attractive mid terraced Victorian first floor share of freehold apartment, in the sought after location of St. Leonards, with stylish geometric pattern tiled floor communal entrance, private entrance hall, impressive bay fronted living room, modern bathroom, contemporary kitchen with fitted appliances, one double bedroom with generous storage solutions and a single bedroom / study room. 959 years remaining on the Leasehold Title**

**With no onward chain.**

Situated in the heart of St. Leonards but also convenient walking distance to Waitrose supermarket, the city centre of Exeter and it's historical sites that include the stunning Cathedral and the increasingly popular quayside area with it's great collection of bars, restaurants and leisure activities.

Residents permit holders parking is available.

Directions

From John Lewis department store on the high street, Paris Street, leads to the Vue Cinema roundabout, take the 3rd Exit on to Heavitree Road, then the 3rd right turn in to College Road. The property can be found approx 500 yards down on the left hand side.



|   |   |            |   |   |            |
|---|---|------------|---|---|------------|
| 2 |  | bedrooms   | 1 |  | bathrooms  |
| 1 |  | receptions | 0 |  | car spaces |

**Local Authority:** Exeter City Council

**Council Tax Band:** B

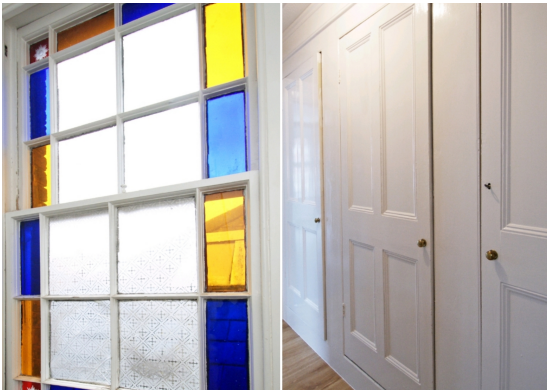
**Tenure:** Share of Freehold. 959 years remaining

**Heating:** GCH **Services:** All mains services

**Service charge:** Currently £50 pcm. No ground rent

**Energy Efficiency Rating:** D





## Flat 2 10 College Road

Approximate Gross Internal Area = 72.3 sq m / 778 sq ft

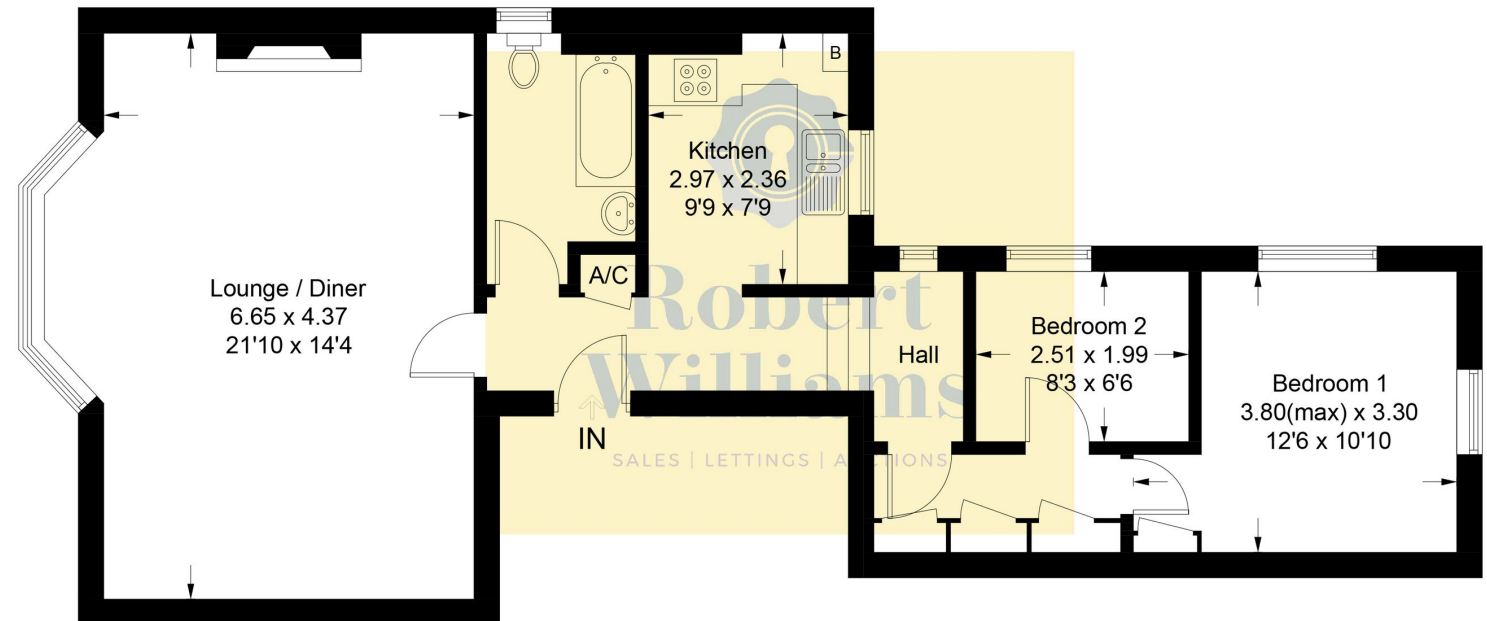


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID990338)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.