



£190,000

Flat 1, Magdalen House  
63 - 64 Magdalen Street, Exeter, EX2 4HY



01395 265530



**Magdalen House is an attractive landmark building dating from the first half of the 19th Century and converted to provide stylish apartments. The location, in the heart of the City, makes these apartments a very attractive proposition for professionals working in the City centre. It is close to business district, Hotel Du Vin and a short walk from the historic quayside.**

Well presented and spacious one double bedroom lower ground floor city centre apartment with private rear access and within walking distance of the city centre and the quayside.

The apartment enjoys generous proportions with an open plan living/dining and kitchen space.

The large double bedroom benefits from a walk-in wardrobe and the property is further enhanced by the contemporary shower room.

**Viewing is highly recommended to appreciate the accommodation on offer.**

#### **LOCATION**

Located in a highly accessible city centre location close to Exeter's primary business district, Princesshay shopping centre and the new Guildhall Dining area, as well as Exeter Central Railway Station. Magdalen Road with its 'village' feel and selection of shops is within walking distance. Also within easy access is Exeter Quay, with its range of leisure facilities and restaurants.

**The Accommodation Comprises (all measurements are approximate):-**

#### **STEPS DOWN TO:-**

#### **COMMUNAL ENTRANCE DOOR**

Buzzer entry intercom system. Steps down to:-

#### **PRIVATE FRONT DOOR**

Leading to:-

#### **ENTRANCE HALL**

Intercom system. Coat hooks. Radiator. Door to:-

## **OPEN PLAN LIVING/DINING AND KITCHEN SPACE**

**21' 8" (6.6m) x 16' 0" (4.88m)**

### **LIVING/DINING AREA**

Spacious L shaped area with ample room for a table and chairs. Double glazed sash window. T.V. and telephone points. Useful fixed unit with shelving and storage boxes. Two storage cupboards - one housing the Worcester combination boiler. Two radiators. LED downlighters. Part glazed door to the outside.

### **KITCHEN**

Range of modern fitted white wall and base units with worktop surface over. Stainless steel sink unit with detachable hose tap in full tiled surround. Fitted Neff electric fan oven with Neff gas hob and Neff extractor hood in tiled splashback. Integrated Neff Eco Airflow fridge/freezer. Space and plumbing for washing machine. LED downlighters and underlighting. Attractive LVT wood effect flooring. Radiator.

## **BEDROOM 14' 7" (4.45m) x 12' 9" (3.89m)**

A very generous size room with double glazed sash window and window seat. Telephone point. Radiator. Downlighters. Door to:-

### **LARGE WALK-IN WARDROBE**

Hanging rails. Light. Radiator.

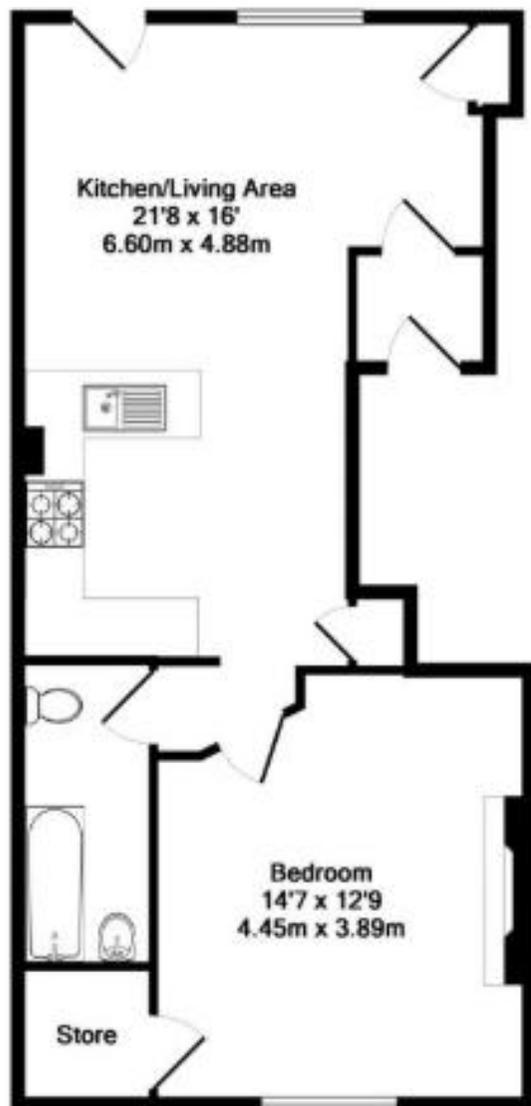
### **SHOWER ROOM**

White suite comprising:- contemporary double shower cubicle. Low level W.C. Wash hand basin with vanity unit. Floor to ceiling tiles. Downlighters.

### **OUTSIDE**

There is a small courtyard/bin store to the rear of the property accessed through the living room.





**LEASEHOLD** - 999 years from 2005

**SHARE OF THE FREEHOLD**

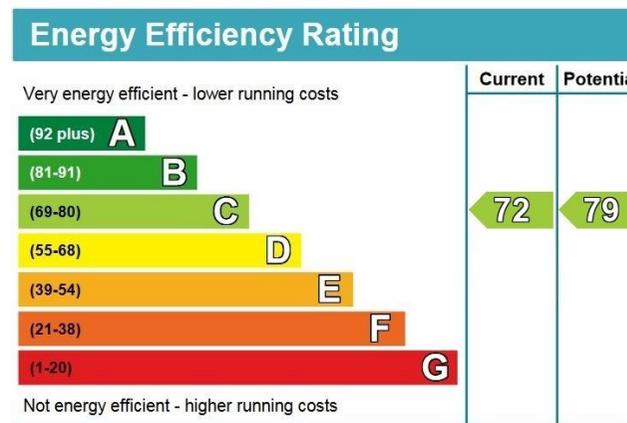
**SERVICE CHARGE** - £115.00 per calendar month and includes buildings insurance

**MANAGING AGENT** - Crown Property Management

**COUNCIL TAX BAND A**

**DIRECTIONS**

Head down Southernhay East to the junction by The Southgate Hotel. At that junction turn left



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**Health and Safety Statement**

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

**Please Note**

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

