



Lyndhurst Road, Exeter, EX2 4PA

£300,000

An exceptional opportunity to purchase this charming two-bedroom ground floor apartment, nestled within the prestigious Glencoe Court development on Lyndhurst Road, centrally located in the vibrant community of St Leonards.

Winkworth

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Description....

Glencoe Court development on Lyndhurst Road is centrally located in the vibrant community of St Leonards. Boasting a range of desirable features including a spacious lounge/dining room, a well-appointed kitchen, a modern bathroom, garage, parking facilities, and access to beautifully maintained communal gardens, this property offers an enviable lifestyle in a sought-after location.

The Property:

The hallway welcomes you into the apartment with two cupboards and radiator and provides access to....

Bedroom One: This inviting double bedroom benefits from a double glazed window to the front aspect, allowing natural light to illuminate the space, built in wardrobe, radiator.

Bedroom Two: Another good sized bedroom. Double glazed window to the front aspect, built in wardrobe, radiator.

Family Bathroom: This well-designed bathroom is equipped with a panelled bath with shower over, wash hand basin with vanity unit. Double glazed window to the side aspect, radiator.

Separate WC: Low level WC,

Kitchen: The kitchen features a range of matching wall and base units, complemented by a roll-top worktop and drawer units. It is equipped with an inset sink, integral fridge/freezer, stand alone oven and space for a washing machine. With a double glazed window to the side aspect and radiator.

Sitting/Dining Room: The heart of the home is this spacious sitting/dining room, a large room it offers versatility and comfort. Enhanced by double glazed windows to the rear aspect and a radiator, patio doors giving access straight onto the lovely communal gardens, it provides the perfect setting for both relaxation and entertaining.

Outside: The property boasts a driveway leading to a private parking area and garage, providing convenience and security. To the rear, residents can enjoy the tranquil communal gardens.

Garage: Complete with an up-and-over door, the garage offers secure parking and additional storage space, adding to the convenience of this property.

Lease: 999 year lease from 1st January 1975

We have been informed by the owner that the property benefits from a share of freehold, providing a sense of ownership and investment.

Currently £405 per quarter. Please ask the agent for additional information.

We understand that there are restrictions on the apartment, please ask the agent for further information.



At a glance....

Spacious Two Bedroom Ground Floor Flat
Situated in the Heart of St. Leonards
Large Sitting Room/Dining Room
Two Good Sized Double Bedrooms
Shower Room/WC
Well Tended Communal Grounds
Residents/Visitors Parking and Single Garage
No Chain

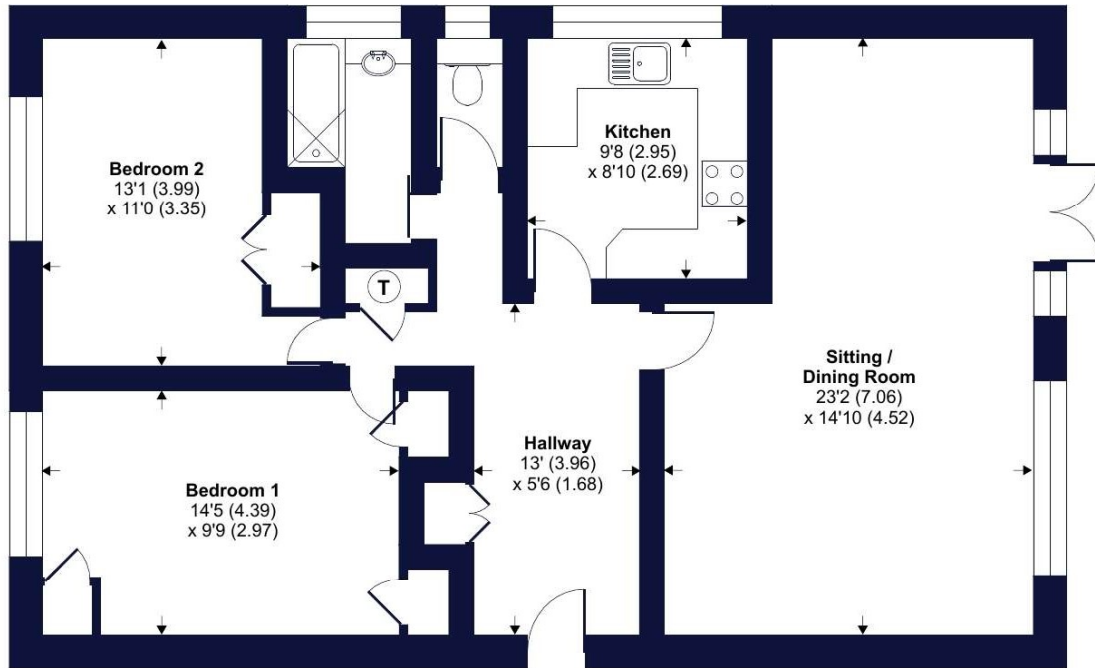
PROPERTY INFORMATION:

Share of Leasehold
Council Tax Band: C
Mains Electric, Gas, Water and Drainage
Lease - 999 year Lease from 1st January 1975
Service Charge - Currently £405.00 per quarter.
Phone: Full coverage
Internet: ultrafast full fibre broadband up to 1800mbps. Fibre to the premise

Lyndhurst Road, EX2

Approximate Area = 956 sq ft / 88.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1096142

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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