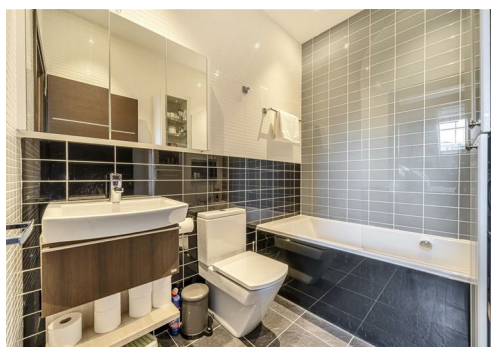




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7 Cathedral Court





### SITUATION

Cathedral Court is located in Southernhay, a leafy area with central gardens and many historic Georgian buildings, in the heart of the city centre. The cathedral and university city of Exeter, situated on the River Exe, affords excellent facilities including a selection of theatre, cinema, museum, football and rugby clubs, leisure centres, private and state schooling, shopping and excellent dining. Exeter has two mainline railway stations on the London Paddington and Waterloo lines. To the east of the city is junction 29 of the M5 motorway which links to the A30 and A38 trunk roads whilst further to the east is Exeter International Airport.

### DESCRIPTION

A stylish top floor apartment situated in a prestigious building in the heart of Exeter. This bright and spacious apartment of over 1,000 sq ft has wonderful views towards the Haldon Hills and a delightful south-east facing balcony. The layout of accommodation provides a substantial open plan living and entertaining area with a triple aspect, 2 bedrooms, master ensuite and bathroom. The apartment has an allocated parking space and the building incorporates a lift.

### ACCOMMODATION

Stairs and lift provide access to the second floor. On entering the apartment, a long entrance hall with access to the balcony and a cupboard housing the boiler, connects the spacious accommodation. The first room on the right is bedroom 1 with a side aspect window and a contemporary en suite bathroom arranged with a bath with

shower mixer taps, wc and basin. The stylish bathroom off the entrance hall provides a bath with shower mixer taps, wc and basin. Bedroom 2 has a side aspect window.

The impressive and substantial open plan living area has a triple aspect and views over the city and out towards the Haldon Hills. The kitchen provides an array of modern fitted units and a central island with breakfast bar, including an electric hob & oven, dishwasher and space for a fridge freezer and drinks cooler. The room is finished with oak flooring.

### OUTSIDE

The delightful balcony is accessed from the entrance hall via two sets of doors, enjoying a south-east orientation, with space for a bistro table and chairs currently enclosed with bamboo screening.

### SERVICES

Mains electricity, mains water and mains drainage. Under-floor heating.

### TENURE

Leasehold with a Share of Freehold. Terms of 999 years from 25th March 2010.

### INVESTMENT

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01392 671598.

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A stylish and substantial 2 bedroom top floor apartment in the centre of Exeter with a balcony and parking space.

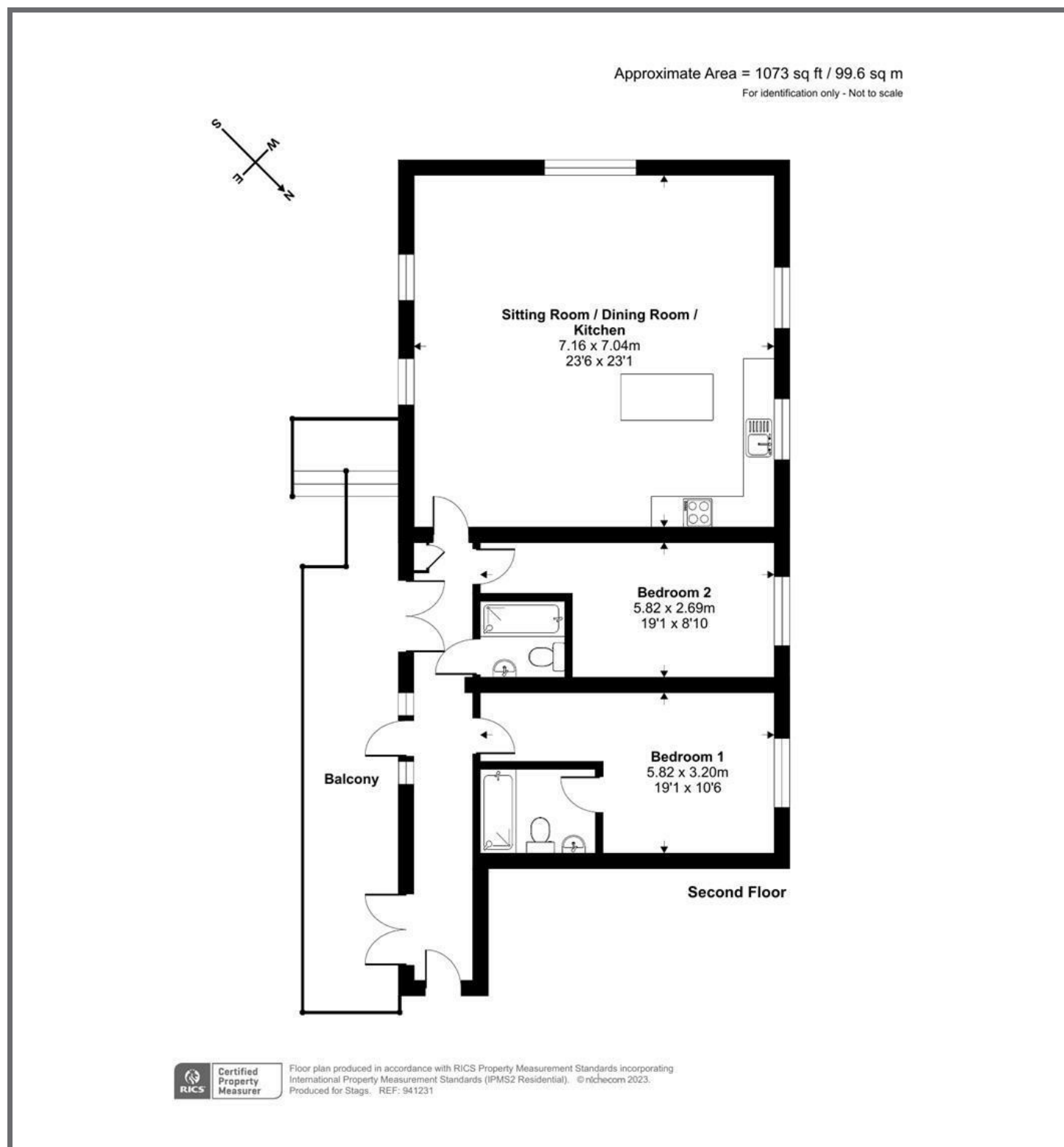
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- City centre location
- Top floor apartment
- Stylish accommodation
- 2 bedrooms
- Tall ceilings
- Private balcony
- Parking space
- Leasehold - Share of Freehold
- Council tax Band E
- EPC Band C

Guide Price £465,000







These particulars are a guide only and should not be relied upon for any purpose.

21/22 Southernhay West, Exeter, Devon, EX1 1PR



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>	79	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(49-54) <b>E</b>		
(41-48) <b>F</b>		
(35-40) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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