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The Penthouse, 3 City Bank Cathedral Yard

Exeter, EX1 1AE

A stunning penthouse apartment occupying a spectacular position with breath-taking elevated views of Exeter's iconic medieval Cathedral and grounds. This very impressive regency building and former city bank faces the West Front of the Cathedral and was converted into four very large luxury apartments within the last 15 years. The Penthouse occupies the top floor and has accommodation amounting to over over 1800 sq. ft. High ceilings bring scale, elegance and grandeur to this truly outstanding property and the tall sash windows featured in all rooms allow light to flood the living space and bedrooms. A keypad entry system gains you access to the building and The Penthouse has its own electronic entry system with touch pad technology. This high tech, hi spec property benefits from a quality Sapphire Spaces kitchen and a Smart bathroom with Jacuzzi bath and large walk-in shower enclosure. There are three large double bedrooms, the master bedroom coming with walk-in dressing room leading you to a striking en-suite shower room. A separate utility room is accessed just before the entrance door. The roof terrace affords the most amazing views across Exeter towards Haldon and the mouth of the River Exe; the perfect environment to relax and enjoy alfresco style eating and entertaining. The vendor currently has a separate agreement for nearby parking which we understand could be transferable to a new owner. There is also the opportunity to purchase a garage near to the property by separate negotiation via the vendor.
Located in the heart of this beautiful Cathedral City, the property lies within easy walking distance of Exeter's historic maritime quayside. The Quayside is a very popular area with Exeter residents and offers plenty to do for tourists, visitors and locals alike. From walking, cycling, and boating for the more energetic to the tranquility gained from just relaxing by the water's edge or visiting an eclectic mix of cafes, restaurants pubs and bars.

Guide Price £575,000

The Penthouse, 3 City Bank Cathedral Yard

Exeter, EX1 1AE

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- NO ONWARD CHAIN - LIBRARY PICTURES FROM JUNE 2023
- City Landmark Grade II Listed Building
- Magnificent Living Room/Kitchen
- Option to Purchase Nearby Garage and Hire Parking Space
- MOTIVATED SELLER - PRICED TO SELL
- 3 Large Double Bedrooms & Spacious Luxury Bathroom
- Under Floor Heating, Striking Views of Exeter Cathedral
- Stunning Luxury City Centre Penthouse Apartment
- Master Bedroom with Walk-in Wardrobe & En-Suite
- Impressive Roof Terrace with Panoramic Views

Communal Entrance

On the Second Floor (top floor)

Private Reception Hall (The Penthouse)

Open Plan Living Room/Kitchen

21'7" x 20'8" (6.6m x 6.31m)

Bedoom 1 - Master Bedroom Suite

16'4" x 14'1" (5m x 4.31m)

En-Suite Shower Room

Bedroom 2

14'7" x 13'4" (4.47m x 4.08m)

Bedroom 3

12'2" x 11'11" (3.71m x 3.65m)

Bathroom

Utility Room

16'4"x 7'6" (5mx 2.29m)

Roof Terrace

16'11" x 7'6" (5.17m x 2.29m)

Parking/Garage - More Info Online.

Service Charge - PA £1,250

Lease Information - Originally 999yrs

Ground Rent - PA £100

Directions

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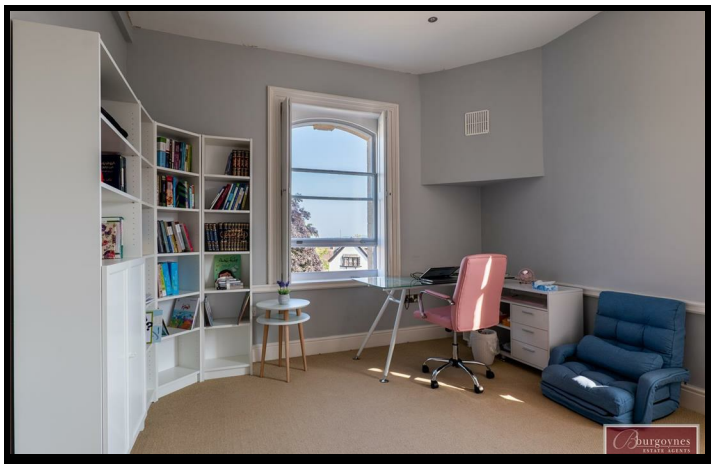
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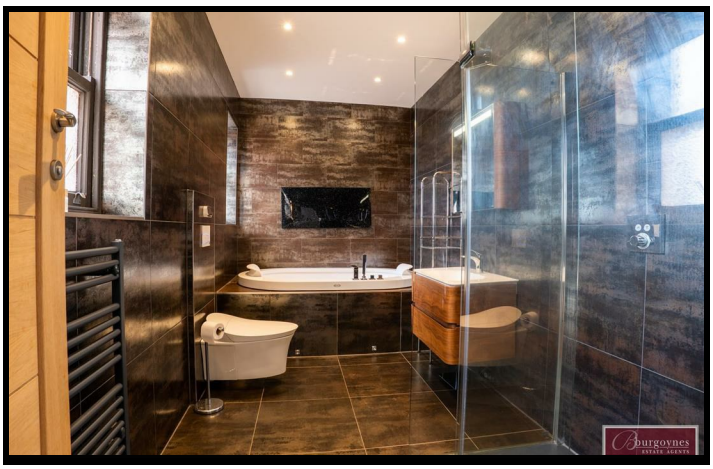
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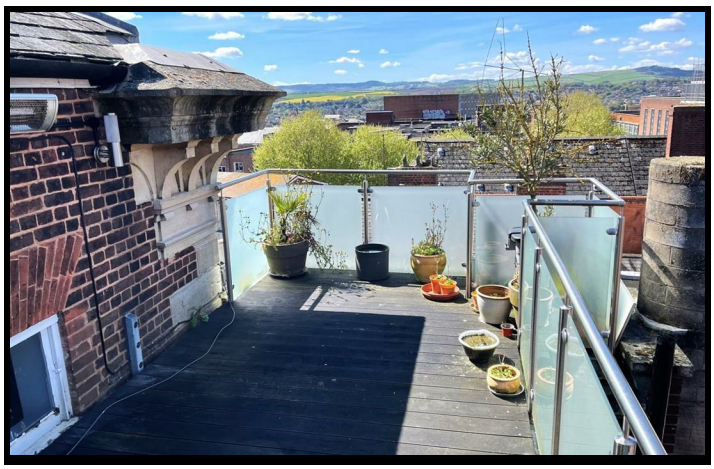
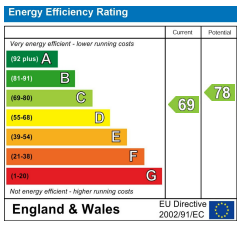


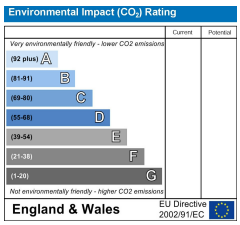
Floor Plan

Total area: approx. 192.2 sq. metres (2069.2 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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