



## Flat 9, Cannon House 32 Bedford Street

Princesshay, Exeter, EX1 1GL

A rare and exciting chance to acquire a superior 2-bedroom second floor maisonette offering a versatile environment for modern day living in Princesshay and the perfect blend of city life and convenience. The property is easily accessible via a secure communal stairway or lift benefitting all residents.

This striking apartment benefits from a south-west facing balcony with stunning views of the Cathedral, making it an ideal spot to unwind and enjoy the surroundings. The property comes with its own private parking space located behind the building, a rare find in such a central location. The accommodation extends over two levels and comprises private entrance hall, 2 double bedrooms, en-suite shower room, bathroom, and an impressive open-plan kitchen/living room providing light and airy multi-functional space with access onto the balcony. Features include entry phone system, ventilation system, double glazing plus gas & underfloor central heating ensuring comfort throughout the year. For those who cycle, a secure communal bicycle store is also available.

This high-end apartment complex occupies a sought-after city centre location at the heart of Princesshay and affords the perfect opportunity for those seeking a sophisticated urban lifestyle just moments from a vibrant array of high street shops, bars & multi-cultural restaurants, Exeter Cathedral, Central train station in Queen Street and Exeter's thriving business community & Law Courts in Southernhay. The property is also within comfortable walking distance of the hospitals, St David's station, Exeter's vibrant maritime quayside, and Exeter University. St Luke's Campus is located on the east side of the city centre and Streatham

**Guide Price £325,000**

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- NO ONWARD CHAIN - LEASE EXTENSION IN PROGRESS
- Private Entrance Hall (with deep storage cupboard)
- Bathroom, Ventilation System, Double Glazing
- Private Parking Space Close By
- Communal Entrance Hall (with stairs and lift)
- Impressive Open-Plan Kitchen/Living Room
- Gas Central Heating, Underfloor Heating, Smoke Alarms
- Large Communal Front Balcony/Covered Walkway
- 2 Double Bedroom (one en-suite shower room)
- South-West Facing Balcony with View of Cathedral

## Private Entrance Hall

9'1" x 6'2" (2.78m x 1.90m)

## Lease Information

Ground Rent - £100 P.A.

## Kitchen/Living Room

22'3" x 20'9" (6.80m x 6.35m)

## Bedroom 1

13'10" m x 10'2" (4.22m m x 3.10m)

## En-Suite Shower Room

7'3" x 6'11" (2.22m x 2.12m)

## Bedroom 2

16'6" x 9'6" (5.05m x 2.92m)

## Bathroom

8'11" x 5'2" (2.74m x 1.58m)

## Balcony

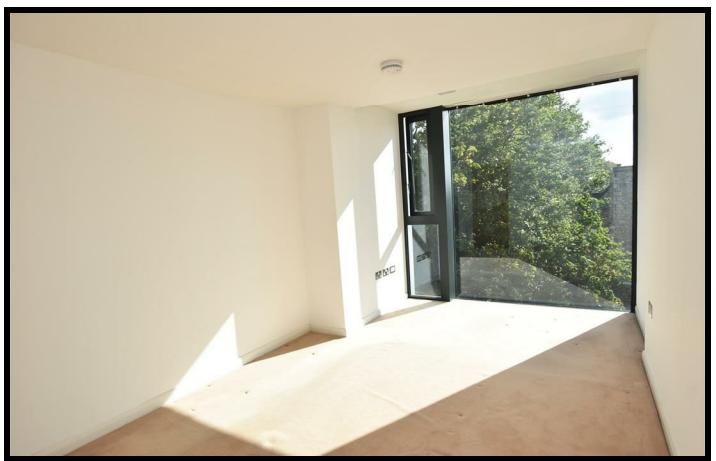
## Private Parking Space

## Service Charge Information



Directions





# Floor Plan



Total area: approx. 89.7 sq. metres (965.5 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.

**Flat 9, Canon House, Exeter**

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.

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

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	
EU Directive 2002/91/EC	