



24 Cromwell Court Fore Street Heavitree, EXETER, EX1 2QG

A beautifully modernised top floor apartment accessible by lift or stairs, and with stunning elevated views across Heavitree Pleasure Park and the surrounding neighbourhood, extending to distant hillside. These picturesque vistas provide a serene backdrop to your everyday life, making it a truly special place to live. With two double bedrooms, discerning landlords, young professionals or retired folk will simply love this spacious property and the convenience of living in the heart of Heavitree just down the road from a Tesco's Express, Co-op and Heavitree's comprehensive shopping centre.

Heavitree is known for its friendly atmosphere, with shops, parks, and excellent transport links nearby, ensuring that everything you need is within easy reach. Furthermore, the city centre, local schools and hospitals are all within easy walking distance and a nearby bus stop ensures that you have easy access to public transport and everyday essentials.

One of the standout features of this property is the convenience of having a garage, providing secure parking for one vehicle. Additionally, residents will appreciate the well maintained communal grounds and a secure communal bike store, making it easy for cycling enthusiasts to store their bicycles safely. Moreover, Heavitree Pleasure Park is just a stone's throw away, arguably the most popular park in Exeter with vibrant café/community hub venue and an exciting new splash pad with water features and enhanced play facilities currently under construction.

This flat presents an excellent opportunity for those looking to enjoy a comfortable lifestyle in a sought-after location. Don't miss the chance to make this lovely flat your new home.

Guide Price £185,000

24 Cromwell Court Fore Street

Heavitree, EXETER, EX1 2QG



- Stunning Top Floor Apartment
- Private Entrance Hall
- 2 Double Bedrooms & Modern Bathroom
- Well Maintained Communal Grounds
- Superb Far Reaching Views
- Striking Open-Plan Kitchen/Lounge/Diner
- uPVC Double Glazing & Gas Central Heating
- Communal Hall with Stairs & Lift
- Beautifully Modernised Kitchen
- Private Garage (close to rear entrance)

Private Entrance

Service Charge & Lease Information

Open-Plan Kitchen/Lounge (L-Shaped)

Kitchen Area

10'4" x 9'8" (3.15 x 2.97)

Lounge Area

21'5" x 9'8" (6.55 x 2.95)

Bedroom 1

11'8" x 9'6" (3.56 x 2.92)

Bedroom 2

9'6" x 9'3" (2.92 x 2.82)

Bathroom

6'3" x 5'4" (1.93 x 1.65)

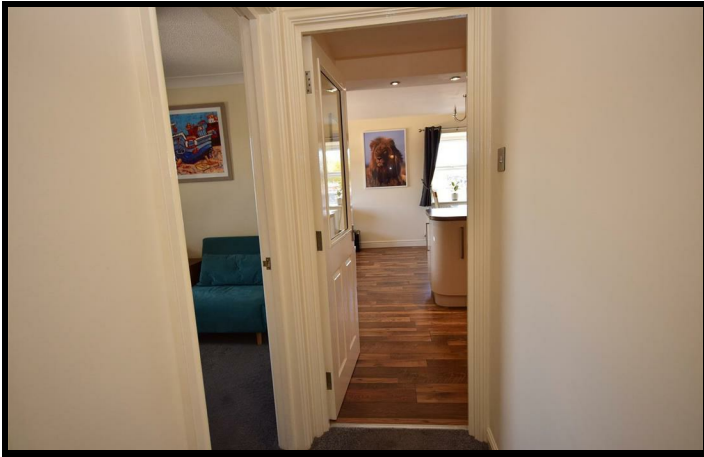
Communal Gardens

Garage

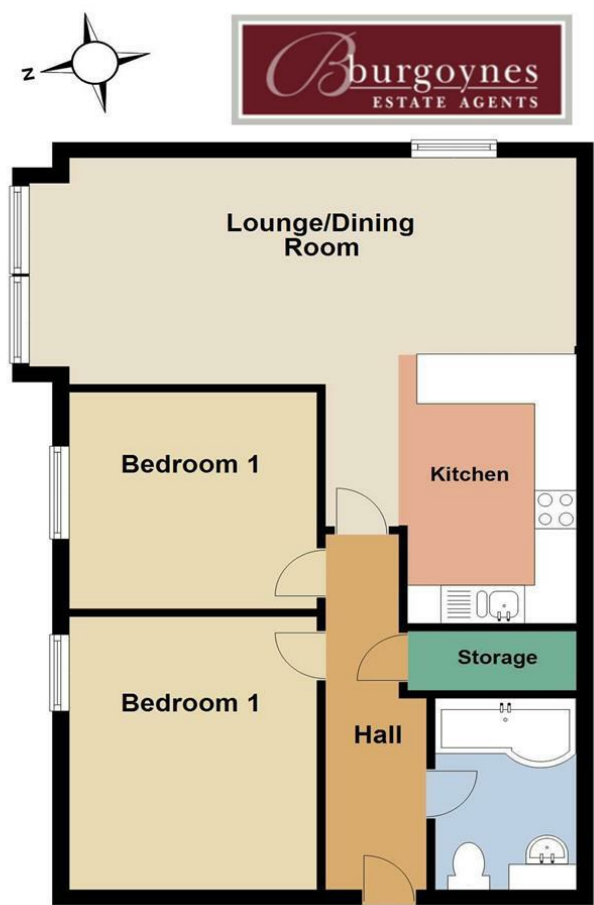


Directions

Travelling from the city centre proceed down through Heavitree and as you pass Tesco's Express & Filling Station Cromwell Court will be found on your left just beyond the splade entrance for Vyvyan Court. If travelling by car continue past Cromwell Court and turn left at the traffic light junction onto Whipton Lane. Take the first left onto Roseland Avenue and as you follow Roseland Avenue around to the right, the vehicular entrance and garage blocks for Cromwell Court will be found on your left. You may wish to park either in Roseland Ave or Whipton Lane.



Floor Plan



Total area: approx. 59.4 sq. metres (638.9 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.
24 Cromwell Court, Exeter

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