



## Flat 3, Regents House Ladysmith Lane Heavitree, EXETER, EX1 2FB

Situated on Ladysmith Lane, this immaculate first-floor flat offers a delightful living experience in a modern apartment block constructed in 2015. Boasting an impressive open-plan kitchen/living room, two generously sized double bedrooms, well appointed shower room, private parking space and sheltered balcony, this property is perfect for individuals, couples or landlords seeking a well placed home with excellent transport links nearby.

The well-designed layout ensures that natural light floods the living space, creating a warm and welcoming environment. This inviting living area enjoys a sunny westerly aspect and seamlessly connects to a modern kitchen, creating an ideal space for gatherings and entertaining. The contemporary kitchen with breakfast bar is thoughtfully designed, providing ample storage and workspace for culinary enthusiasts. The property benefits from solar panels, gas central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year.

Heavitree is a highly sought after residential area with a comprehensive shopping centre & bustling community. Location is key, and this well-loved apartment is sure to appeal to those seeking modern living within easy reach of Exeter's vibrant city centre, hospitals, schools and essential amenities. The regular bus service to and from the city centre adds to the convenience, while Heavitree Pleasure Park, with its array of recreational activities and popular café/community hub venue, is merely a short walk away. A local newsagents/convenience store is just a few hundred yards down the road.

**Guide Price £220,000**

# Flat 3, Regents House Ladysmith Lane

Heavitree, EXETER, EX1 2FB



- NO ONWARD CHAIN
- Open-Plan Kitchen/Living Room
- Gas Central Heating & Solar Panels
- Shared Freehold and a 125 year Lease from 2015
- Communal Entrance Hall
- 2 Double Bedrooms & Shower Room
- uPVC Double Glazing
- Private Entrance Hall
- Covered Balcony (7'10" x 7'8")
- Private Parking Space

Communal Entrance Hall

Private Parking Space

Private Entrance Hall

Lease & Service Charge Information

Kitchen/Living Room

19'1" x 17'7" (5.82 x 5.36)

Kitchen Area

Lounge Area

Bedroom 1

11'5" x 9'6" (3.49 x 2.92)

Bedroom 2

11'5" x 9'6" (3.49 x 2.92)

Shower Room

7'8" x 5'6" (2.35 x 1.68)

Covered Balcony

7'10" x 7'8" (2.39m x 2.35m)



## Directions

As you approach the centre of Heavitree continue down Fore Street and turn left at the traffic lights on to North Street. Continue forward and take the turning on to Goldsmith Street down the side of Robinson's newsagents. As Goldsmith Street merges with Ladysmith Road you will find the turning for Ladysmith Lane and Regents House on your right. Council Tax Band



# Floor Plan



Total area: approx. 56.8 sq. metres (611.8 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 3, Regents 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 firm's 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 |                         |         |           |
| England & Wales                             |                         | 88      | 88        |
|   | 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 |                         |         |           |
| England & Wales   |                         |         |           |
|   | EU Directive 2002/91/EC |         |           |