



2E Heavitree Park

Heavitree, Exeter, EX1 3BP

An exciting opportunity to acquire this impressive apartment on the first floor of a Grade II Listed regency building with 2 double bedrooms, high ceilings, picture rails, tall sash windows and a private parking space close by. The elegant and spacious property has been sympathetically modernised while retaining many original period features. Heavitree Park comes with picturesque communal grounds and a wooded area which has been cleared to provide communal parking for local residents' and visitors. The property is conveniently placed near local shops & amenities, hospitals, main transport links and Heavitree Pleasure Park now with popular café/community hub. The city centre is approximately 25 minutes by foot.

Strong interest anticipated and early viewings recommended.

Guide Price £245,000

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- Communal Entrance Hall & Stairs
- Well Equipped Kitchen
- Gas Central Heating
- Residents' & Visitors Parking
- Private Entrance Hall
- 2 Double Bedrooms
- Private Parking Space

- Large Living Room
- Stylish Bathroom
- Established Communal Grounds

Private Entrance Hall

16'0" x 3'2" (4.89m x 0.99m)

Communal Parking

Bedroom 1

15'5" x 9'9" (4.72m x 2.98m)

Private Parking Space

Living Room

16'1" x 13'4" (4.91m x 4.08m)

Service Charge - £130 PCM

Inner Hall

10'10" x 3'9" (3.32m x 1.15m)

Lease Information - 999yrs

Bedroom 2

13'5" x 11'5" (4.10m x 3.50m)

Kitchen

9'1" x 8'0" (2.78m x 2.45m)

Bathroom

6'9" x 5'6" (2.06m x 1.68m)

Communal Grounds



Directions





Floor Plan



Burgoynes
ESTATE AGENTS

Total area: approx. 61.7 sq. metres (664.4 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 E, 2 Heavitree Park, 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	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	