

STAGS

Apartment 3

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St Leonards Quarter,Exeter, EX2 4NF

Exeter city location

An incredible 2 bedroom apartment, featuring open plan kitchen/dining/living area, with integrated appliances and doors giving access to private patio.

- 2 double bedroom apartment
- Open plan kitchen/dining/living area
- Allocated parking
- Leasehold
- Security entry system
- Private outside space
- Bike storage
- Predicted EPC rating B

Guide Price £300,000

SITUATION

St. Leonards Quarter is an exclusive collection of 1 to 5 bedroom homes located in the heart of Exeter. Enjoy a suburban position, with access to landscaped green space and the city on your doorstep. These award-winning homes offer a high-quality specification, with a contemporary and sustainable design throughout.

St. Leonards Quarter is located on Topsham Road, perfectly positioned to enjoy the best of Exeter and just a few minutes' walk from the River Exe/Quayside and less than a mile from the city centre. With excellent travel links to easily explore the South West and the rest of the country.







DESCRIPTION

An incredible 2 bedroom apartment, featuring open plan kitchen/dining/living area, with integrated appliances and doors giving access to private patio.

The apartment also benefits from 2 double bedrooms, family bathroom, plenty of storage space and allocated parking.

Sustainable features include triple glazing to windows to minimise heat loss, energy-saving appliances, EPC rating B, smart meters and low-energy lighting - An EPC rating of A or B makes your new home cheaper to run, cutting the average energy bill by £421 per year, so 21% lower. *

*Indicative Figures based on HBF "Watt a Save" report published February 2026.

OTHER CONSIDERATIONS

Lease: 999 years
Service and estate charges payable
The internal photos are to show the internal finish only and are taken from a similar property.
Computer generated images used for illustrative purposes only.
*Terms and Conditions apply

VIEWINGS

Contact the Stags Exeter Office for more information on 01392 255202.

DIRECTIONS

Located off Topsham Road, approximately 20 minutes walk to Exeter City Centre and just a couple of minutes walk to the River Exe.









IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS

21/22 Southernhay West, Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202