

1 Morford House, St Margaret's Residences

ST. LEONARDS, EXETER

Wilkinson Grant & Co

1 Morford House

St Margaret's Residences

EXETER

A LARGE IMPRESSIVE, ELEGANT TWO DOUBLE BEDROOM ground floor apartment in an attractive period building in sought-after ST LEONARDS. Recently converted and restored to a HIGH QUALITY, ENERGY EFFICIENT HOME with STUNNING LIVING SPACE, BEAUTIFUL TALL CEILINGS, Courtyard garden and Parking.



- 1438 sqft
- 2/3 Bedroooms
- Private Garden
- 2 Bathrooms
- No Onward Chain
- Allocated Parking











HOME HIGHLIGHT

Step outside and enjoy a quick walk to the famous shops of Magdalen Road!

THE PROPERTY

1 Morford House is a truly unique, three double bedroom ground floor apartment oozing luxury from the very first step.

Sitting to the front of the property is a magnificent 24'X17' living room with two beautifully restored sash windows allowing an abundance of natural light. To the rear is a stylish fully integrated shaker style kitchen with Silestone worktops and doors leading to private rear garden.

From the inner hallway, you will find the spacious two spacious bedrooms each with access to a luxury bathroom featuring walk in shower. One even has access via French doors to a gravelled courtyard.

The principal bedrooms is a calming room overlooking the rear garden and is serviced by an ensuite bathrooms.

This grand Grade II* Listed property has been carefully designed and specified to an exceptional standard to fit into the modern day of living with eco credentials including ground source heating, PV solar panels and allocated parking space.



About St Margaret's:

Originally built as single houses, the site was acquired by St Margaret’s and converted into a school in the 1920s, which welcomed local pupils through its doors well into the 21st century.

St Margaret’s has now returned to its original use as Exeter-based developer, Grenadier, redevelops the Grade II and Grade II* listed buildings into energy efficient homes for the area.

The redevelopment celebrates, preserves and sensitively restores features reminiscent of the eras through which St Margaret’s has evolved: including the Georgian high ceilings with delicate coving, elegant staircases and marble fireplaces, as well as the Edwardian stained-glass windows and ornate Ironwork banisters.











THE LOCAL AREA

St. Margaret's Residence is located in the heart of St. Leonards, close to the famous 'village shops' of Magdalen Street, City Centre and excellent local amenities.

Exeter provides a number of outstanding private and state schools at all levels, together with a Red Brick university, expanding college and the Royal Devon and Exeter hospital.

The City affords brilliant sports and leisure facilities, being situated on the river, and offers a selection of theatres, cinemas, museum, cathedral, football, rugby and leisure centres. Rail links to London Paddington around two hours. Exeter Airport is around five miles away providing regular air services to the UK and International destinations.

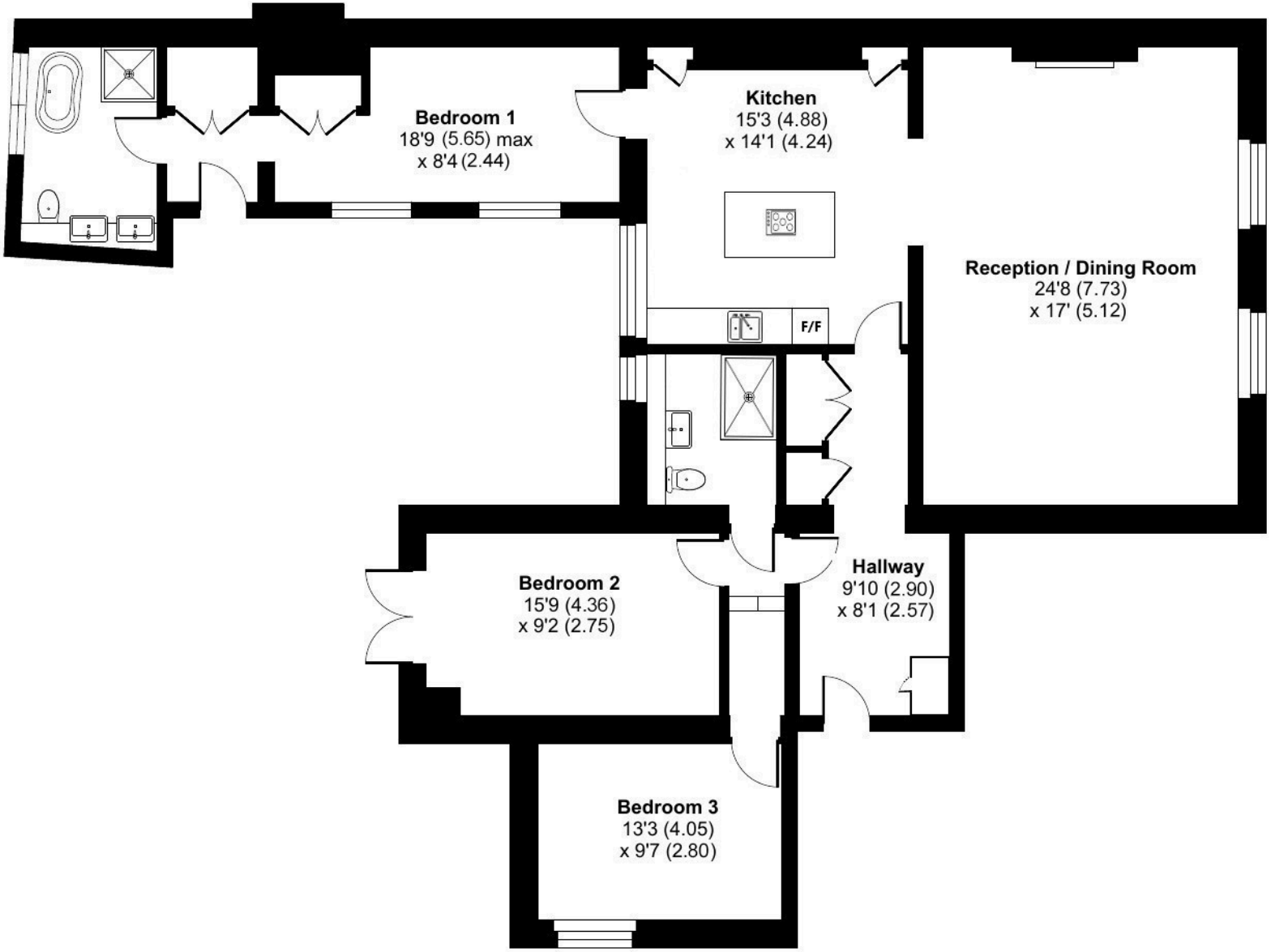
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FLOORPLAN

Approximate Area = 1438.62 sq ft / 133.62 sq m

For identification only - Not to scale

1 Morford House





RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Wilkinson Grant & Co. REF: 989930

Please Note: some images in this brochure maybe location shots or digitally staged

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SERVICES, UTILITIES & PROPERTY INFORMATION

1 Morford House, St Margaret's Residences

EX2 4BJ

Speak to the Agent or Book a Viewing

DIRECTIONS:

From Paris Street roundabout follow Western Way. Turn left into Magdalen Road, follow Magdalen Road beyond the shops and Mount Radford Public House. Approx 400m after passing the Mount Radford Public House; St Margaret's Residence, EX2 4BJ will be on your left.

Postcode for Sat Nav: EX2 4BJ

What3Words: ///land.fever.volunteered

Heating provided by Ground Source Heat Pump. Underfloor heating to bathroom

Drainage is Mains

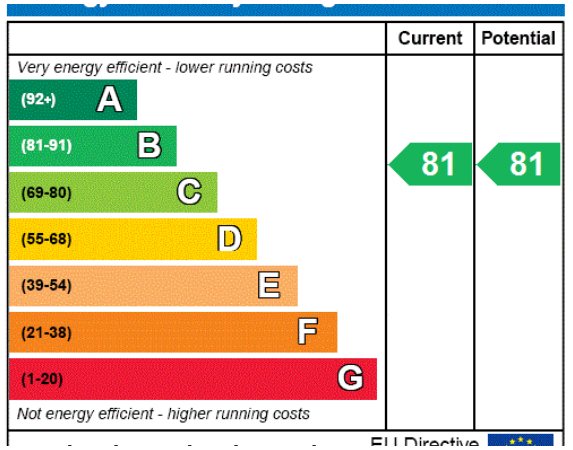
Electrics is Mains supplied

Broadband not currently in contract.

Water is Mains supplied

Several Mobile Networks currently show as available.

ENERGY PERFORMANCE CERTIFICATE:



AGENTS NOTE:

The Vendor advises that these Apartments will have Leases of 999 years commencing 2023. There will be a peppercorn ground rent in place. The Vendors advise that the properties will be subject to an Annual Service Charge for the costs of upkeeping and maintaining common areas and individual blocks. The service charge will be operated in an open and transparent manner by a managing agent. Budgeted Annual Service Charge is to be confirmed and the exact amount will be calculated based on the square footage of the apartment and what percentage of the building it occupies. Rather than charge residents for heating and hot water, the maintenance and energy used by the Ground Source Heat Pump (GSHP) equipment will instead be included in the service charge.

Electric vehicle charging point installed in communal parking area.

Freehold

Council Tax TBC

Grade II* Listed Apartment

Conservation Area N/A





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