



£895 pcm

*An impressively refurbished two double bedroom apartment with far reaching views*

47 Lansdowne,  
Woodwater Lane, Exeter,  
EX2 5AR

- Living room with picture window & lovely views over the valley
- Stylish re-fitted kitchen with appliances
- Two bedrooms with fitted wardrobes
- Lovely shower room
- Managed communal gardens
- Off road parking
- New double glazing & panel heating
- Available April 2021

Tel: 01392 860 783  
[www.mckinleywhite.com](http://www.mckinleywhite.com)  
[enquiries@mckinleywhite.com](mailto:enquiries@mckinleywhite.com)



## Description

This is an impressive two double bedroom apartment, completely refurbished and offering spacious and attractively presented accommodation. The apartment has a good size lounge with full width windows to one wall offering the best of the far-reaching views. The lounge leads to a newly fitted kitchen with integrated appliances and a breakfast bar. The two double bedrooms have fitted wardrobes and a pleasant outlook over the well-managed, communal grounds. The shower room has been impressively re-fitted and has a large walk-in shower cubicle. The comforts of new double glazing and electric panel heating are in place.

We feel that this is an exceptional example of its type and long-term rental is a possibility for the right tenants. Available April 2021.



# Location

Lansdowne is a well-managed block of apartments which sits in an elevated position and enjoys large communal grounds with lots of places to sit out. The immediate area offers good local services such as a mini-market, with nearby Heavitree offering a broader range. There is a regular bus service into the City centre and the Royal Devon & Exeter hospital is within walking distance. Connections to major road networks are also nearby.



## TENANCY

6 month minimum Assured Shorthold Tenancy.

## AVAILABLE FROM

April 2021.

## TENANT FEES

None are payable at any point.

## EPC RATING

tbc.

## DAMAGE DEPOSIT

£895.

## REFERENCE

10657.

## EXCLUSIONS

Sorry, no pets or smokers.



Tel: 01392 860 783  
[www.mckinleywhite.com](http://www.mckinleywhite.com)  
[enquiries@mckinleywhite.com](mailto:enquiries@mckinleywhite.com)

We wish to inform prospective tenants that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing McKinley White has any authority to make or give any representation or warranty in relation to this property.