



  
**WHITTON & LAING**

Knowhow. It comes from experience.

**Kennaway Apartments**  
**Commercial Road**  
**Exeter**





## In more detail...

Surrounded by beautiful old buildings that have changed little from the days when Exeter was one of England's busiest ports, Kennaway Apartments is a sympathetic conversion and bears all the hallmarks of its architectural origins with stylish, high quality, modern design to create unique contemporary living spaces. Step outside Kennaway Apartments and you are instantly in one of the most sought after and popular parts of the city. A number of bars, cafes and restaurants are virtually on the doorstep, together with an eclectic range of artisan shops, the lively nearby canal basin and interesting canal and riverside walks.

## Specifications...

### Designer appointed interiors and exteriors

- Double height vaulted ceilings featuring original roof trusses
- Mezzanine master bedroom and en-suite
- Large balconies, with river views and glass balustrades
- High quality engineered oak floors throughout living areas
- Porcelain or ceramic tiled floors in all bathrooms
- Thermostatically controlled underfloor heating throughout
- Stunning designer style glass room dividing walls & doors
- Contemporary lighting design by Amos Lighting
- Optional Circo freestanding gas 'log burner' effect stoves
- Communal Atrium area with fully glazed roof with integral PV solar system which will supply communal power

### Kitchens

- Stunning designer kitchens by In-Toto with granite worktops and island/breakfast bar, colour & finish choices can be made by the buyer if reserved before installation
- Neff single oven • Neff compact oven microwave
- Neff oven warming drawer • Neff induction hob
- High quality cooker hood • Quooker boiling water tap
- Neff integrated fridge freezer • Neff integrated dishwasher
- LED under worktop lighting on Island
- LED under cabinet lighting • Optional wine fridge

### Bathrooms

- Striking contemporary designer bathroom suites
- Large contemporary walk-in shower enclosures with thermostatically controlled rain water showers
- Wireless controlled Mira dual high pressure showers featuring 360 flip stream technology and deluge rain heads
- Wall hung optional Duravit Sensowash toilets with integrated bidets • Freestanding baths
- Fired Earth porcelain or ceramic tiled floors and walls

### Heating and Lighting

- Designer smart lighting system with LED lighting throughout
- Mains pressure gas fired hot water system
- Gas powered thermostatically controlled underfloor heating
- Circo 'Log Burner' effect designer stoves with remote controls • Power and light points on balconies
- Opening sky lights where reachable with remotely controlled blind systems
- Internet ready network cabling throughout in CAT 7 spec cabling • TV points in all living areas and bedrooms

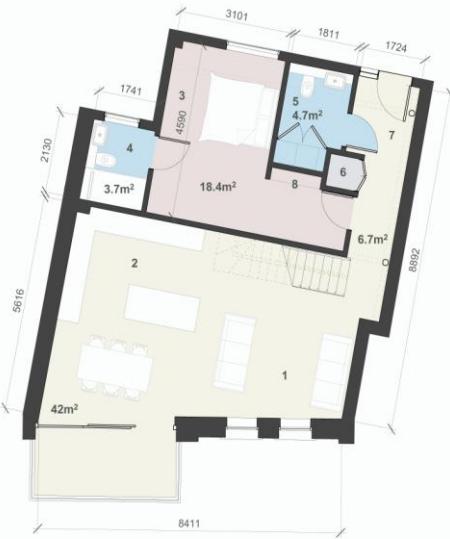
### Roof and Wall Finishes

- Welsh slate double insulated roofing system
- External walls a combination of brick and render finishes with designer Cortan steel feature
- Ultra sound proofed flooring and wall systems
- Car parking available nearby – by rental agreement with car park operators



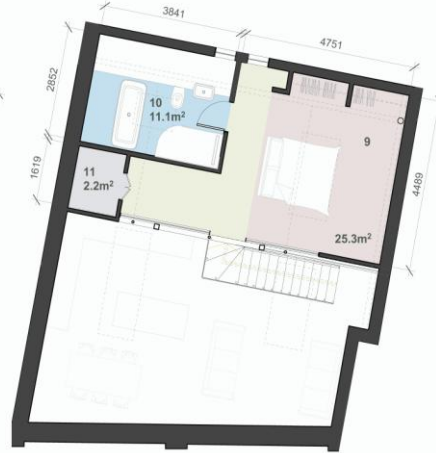
**APARTMENT 2**  
38 COMMERCIAL ROAD

- 1 OPEN PLAN LIVING
- 2 KITCHEN / DINING
- 3 BEDROOM 1
- 4 ENSUITE
- 5 WC/UTILITY
- 6 STORAGE
- 7 ENTRANCE HALL
- 8 WARDROBE
- 9 BEDROOM 2
- 10 ENSUITE
- 11 STORAGE



**LOWER FLOOR PLAN**

1:100 @ A3  
GIA = 79m<sup>2</sup>

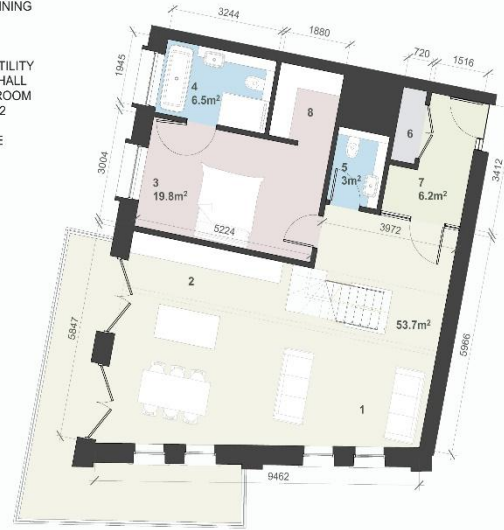


**UPPER FLOOR PLAN**

1:100 @ A3  
GIA = 45m<sup>2</sup>

**APARTMENT 3**  
38 COMMERCIAL ROAD

- 1 OPEN PLAN LIVING
- 2 KITCHEN / DINING
- 3 BEDROOM 1
- 4 ENSUITE
- 5 WC
- 6 STORAGE/UTILITY
- 7 ENTRANCE HALL
- 8 DRESSING ROOM
- 9 BEDROOM 2
- 10 ENSUITE
- 11 WARDROBE
- 12 STUDY



**LOWER FLOOR PLAN**

1:100 @ A3  
GIA = 94m<sup>2</sup>



**UPPER FLOOR PLAN**

1:100 @ A3  
GIA = 50m<sup>2</sup>

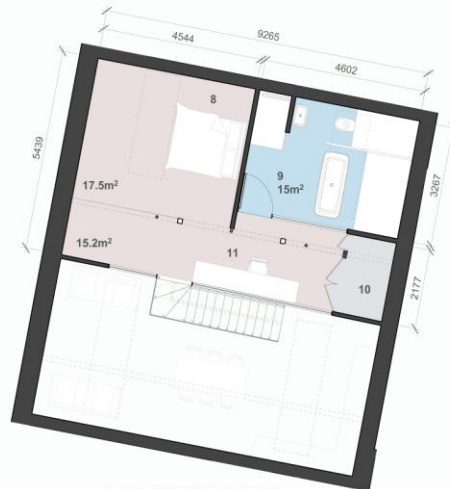
**APARTMENT 4**  
38 COMMERCIAL ROAD

- 1 OPEN PLAN LIVING
- 2 KITCHEN / DINING
- 3 BEDROOM 1
- 4 ENSUITE
- 5 WC
- 6 STORAGE/UTILITY
- 7 WARDROBE
- 8 BEDROOM 2
- 9 ENSUITE
- 10 WARDROBE
- 11 STUDY



**LOWER FLOOR PLAN**

1:100 @ A3  
GIA = 73m<sup>2</sup>

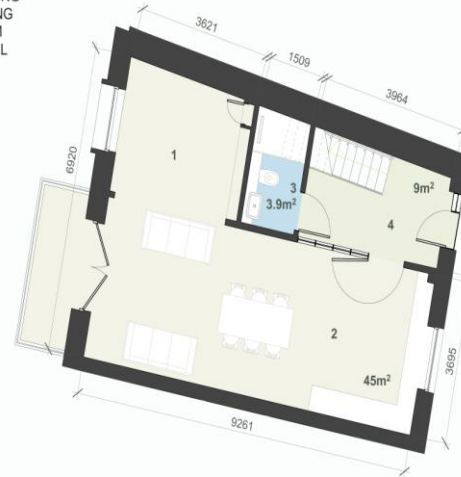


**UPPER FLOOR PLAN**

1:100 @ A3  
GIA = 56m<sup>2</sup>

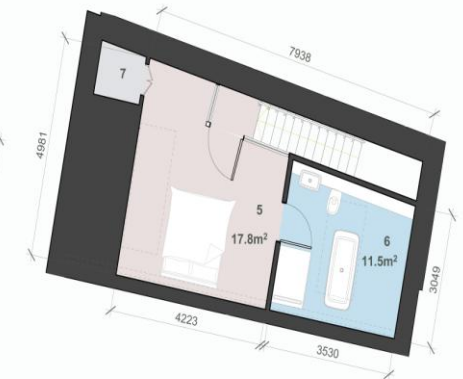
**APARTMENT 5**  
38 COMMERCIAL ROAD

- 1 OPEN PLAN LIVING
- 2 KITCHEN / DINING
- 3 SHOWER ROOM
- 4 ENTRANCE HALL
- 5 BEDROOM 1
- 6 ENSUITE
- 7 WARDROBE



**LOWER FLOOR PLAN**

1:100 @ A3  
GIA = 57m<sup>2</sup>



**UPPER FLOOR PLAN**

1:100 @ A3  
GIA = 36m<sup>2</sup>

# The location...

Exeter is firmly established as one of the UK's most popular cities in which to live and a visit will soon show any visitor why.

This beautiful cathedral city, on the lovely River Exe has so much to offer for all ages and interests – from a calm, interesting but lively city centre with an excellent range of shops, cafes, restaurants and bars including the highly acclaimed Princesshay and the newly opened Queen Street dining quarter.

The city has a wealth of leisure, sports and entertainment facilities including theatres, cinemas, museum, parks and gardens. Excellent communications bring the rest of this beautiful part of Devon within easy reach including sailing on the Exe Estuary, the spectacular Jurassic Coast, Dartmoor National Park and many beaches and coves, together with a great number of golf courses, cycle trails and walking.

**RAIL:** Exeter Paddington station fastest connection 2 hours 5 minutes

**ROAD:** London 199 miles, Bristol 83 miles, Plymouth 44 miles

**AIR:** Exeter International Airport 6 miles

## APARTMENT 6 38 COMMERCIAL ROAD

- 1 OPEN PLAN LIVING
- 2 KITCHEN
- 3 WC
- 4 STORAGE
- 5 ENTRANCE HALL
- 6 BEDROOM 1
- 7 ENSUITE
- 8 WARDROBE
- 9 BEDROOM 2
- 10 ENSUITE
- 11 STORAGE
- 12 WARDROBE
- 13 STUDY



### LOWER FLOOR PLAN

1:100 @ A3  
GIA = 82m<sup>2</sup>

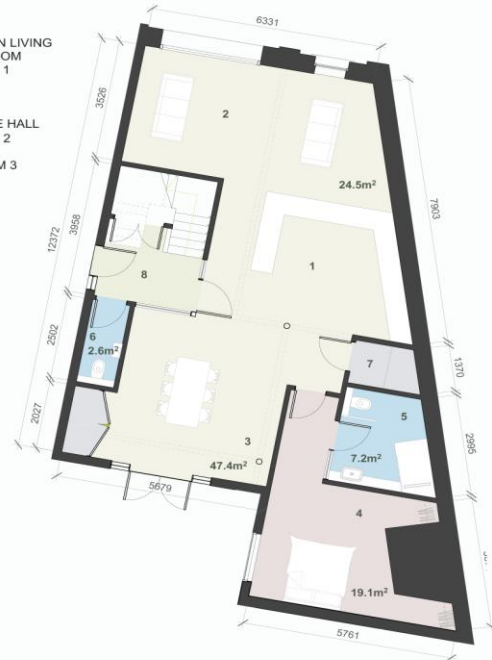


### UPPER FLOOR PLAN

1:100 @ A3  
GIA = 82m<sup>2</sup>

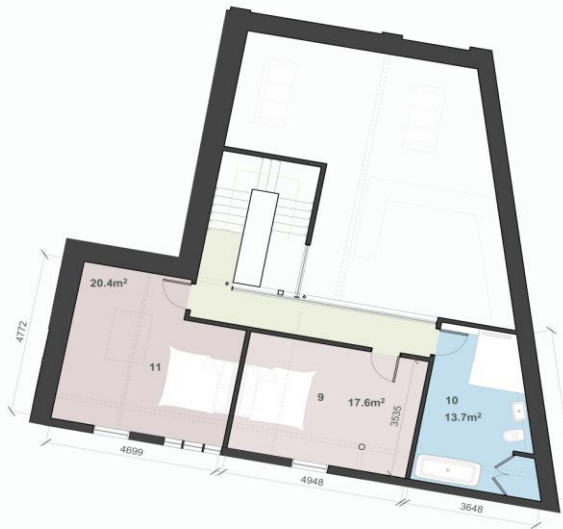
## APARTMENT 7 38 COMMERCIAL ROAD

- 1 KITCHEN
- 2 OPEN PLAN LIVING
- 3 DINING ROOM
- 4 BEDROOM 1
- 5 ENSUITE
- 6 WC
- 7 UTILITY
- 8 ENTRANCE HALL
- 9 BEDROOM 2
- 10 ENSUITE
- 11 BEDROOM 3



### LOWER FLOOR PLAN

1:100 @ A3  
GIA = 118m<sup>2</sup>



### UPPER FLOOR PLAN

1:100 @ A3  
GIA = 69m<sup>2</sup>

# The Atrium...

- Stunning Atrium area with glazed roofing with 'in-glass Photo-Voltec solar power system to ensure a zero carbon environment and minimal service costs to operate the common areas
- Designer features throughout, relaxing indoor/outdoor area with plantings and fruit and olive trees
- Hygienic sealed trash chutes to conveniently dispose of the trash into bins located in the basement area
- Entrance lobby with street entrance door and internal lobby doors operated from remote control entry system in each apartment
- Keyless remote entry system for all apartment owners
- CCTV security cameras throughout and remote monitored alarm system
- Secure allocated storage areas and 2 bike racks per apartment





Please Note: Internal photos are actual photos of the Show home. External photos are CGI.

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within

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**WHITTON & LAING**

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