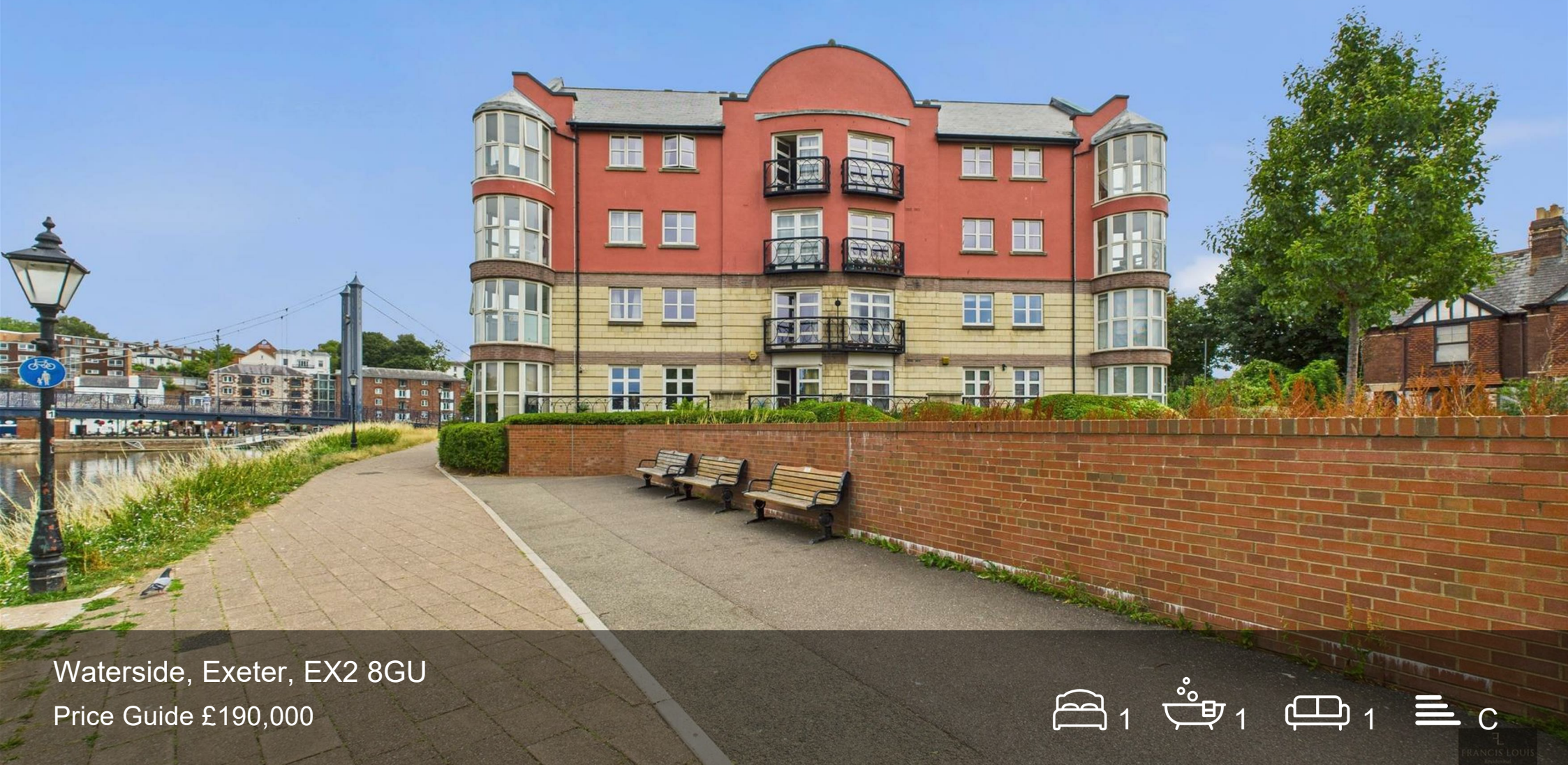




Waterside, Exeter, EX2 8GU

Price Guide £190,000





Waterside

Exeter, EX2 8GU

PRICE GUIDE £190,000-200,000

Located just a stone's throw from the iconic Exeter Quay, this well-laid-out 1-bedroom flat offers the perfect blend of convenience, lifestyle, and investment potential. Whether you're drawn to the vibrant riverside lifestyle, the proximity to the city centre, or the exceptional investment potential, this 1-bedroom flat delivers on every front. Its practical layout, natural light, and outstanding location make it an easy choice for buyers seeking value and versatility in a desirable Exeter postcode.

Spacious Living Room

A generous living area offers ample space for both lounge and dining arrangements, with natural light enhancing its warm and welcoming feel. Benefits from a Juliet balcony.

Modern Kitchen

Efficiently designed, the kitchen provides practical functionality with room for modern appliances and overhead storage.

Comfortable Double Bedroom

The bedroom is a peaceful retreat, easily accommodating a double bed and wardrobe with space to spare whilst also accommodating tilt and turn windows.

Neat and Tidy Bathroom

A compact yet well-fitted bathroom provides everything you need, with the potential for modern updates if desired.

Private Entrance Hallway

A welcoming hallway offers privacy from the street and room for coat or shoe storage.

Prime Quayside Setting

Set just moments from Exeter Quay, enjoy riverside walks, cycling routes, independent cafés, and vibrant weekend markets on your doorstep.

Excellent Transport Links

With easy access to Exeter Central and St Thomas train stations, as well as key bus routes, commuting and travel are a breeze. The M5 and A30 are also within easy reach. Dedicated parking space too in a secure complex

Lease and Service Charge

Lease: Ends November 2988

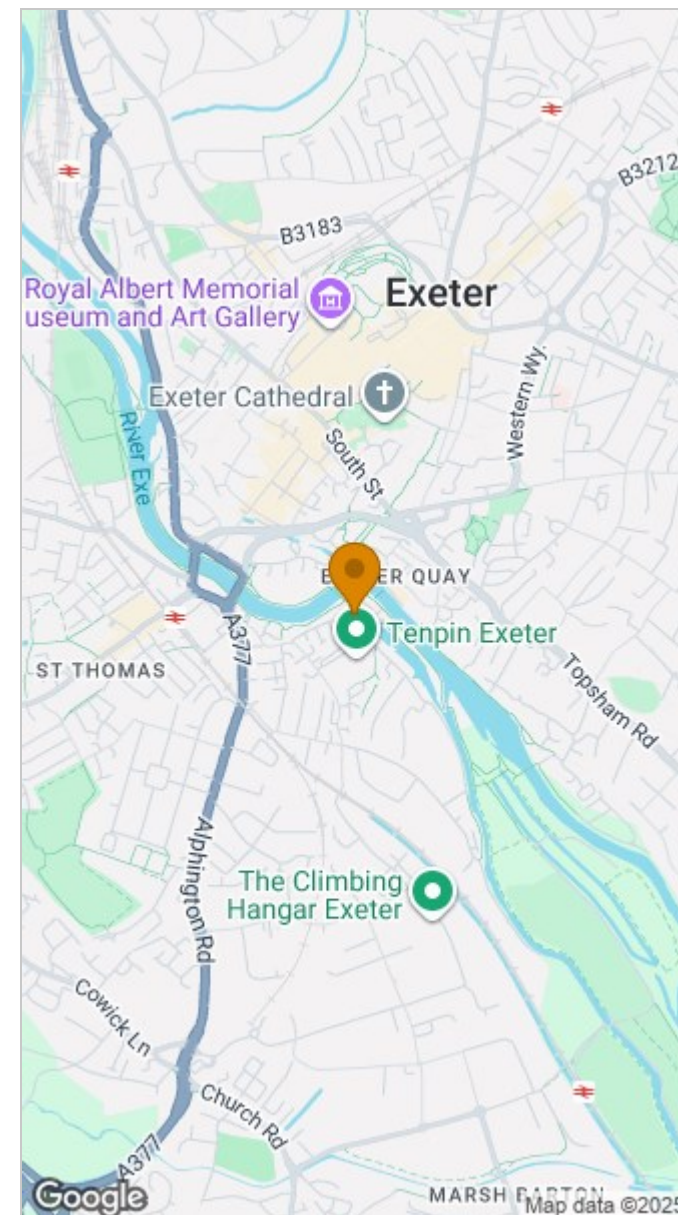
Service Charge: £2000/year

The flat benefits from cavity wall insulation (the only block in the complex with it!)









Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Lower Ground Floor, 70 South Street, Exeter, Devon, EX1 1EG
Tel: 01392 243077 Email: info@francislouis.co.uk <https://www.francislouis.co.uk>