



River Meadows Water Lane Exeter EX2 8BD



Property Description

A 2 bedroom PENTHOUSE APARTMENT located on The Quay with easy access to the city centre, restaurants, shops, clip and climb and water sports along the river and many beautiful walks to enjoy at the weekends.

The property has with open views to the front and Quayside views at the rear and it is ready to move in as in immaculate condition. Outside there is also a GARAGE. NO CHAIN. The accommodation comprises:- Entrance hallway, stairs to top floor, entrance porch, entrance hallway, lounge/kitchen/diner, 2 double bedrooms, bathroom/WC and en-suite.

Agents Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Entrance Porch

Door to front, spotlight. Door to...

Lounge/ Kitchen/ Diner

21' 6" x 20' 3" (6.55m x 6.17m)

Double glazed rear aspect window overlooking the river and beyond, double glazed skylight window to rear, two double glazed skylight windows to front with open views, wall and base units, work surfaces, 1 1/2 bowl sink unit, Bosch electric oven, Bosch electric hob with Bosch extractor over, plumbing for washing machine, space for further appliances, two wine racks, island unit with breakfast bar, tiling, electric radiator.

Bedroom 1

13' 2" x 9' 6" (4.01m x 2.90m)

Double glazed skylight window to rear with views of river and beyond, built-in mirrored wardrobes, electric radiator.

En-Suite Shower Room

7' 8" x 9' 1" (2.34m x 2.77m)

Double glazed skylight window to front with open views, shower cubicle with mains two-head shower, tiling, low level toilet, wash hand basin with cupboards below, heated towel rail.

Bedroom 2

10' 3" x 11' 7" max (3.12m x 3.53m max)

Double glazed rear aspect window with views across the river and beyond, electric radiator.

Bathroom

7' 1" x 5' 5" (2.16m x 1.65m)

Double glazed skylight window to front with open views, bath with mains shower over, low level toilet, wash hand basin, tiling, heated towel rail.

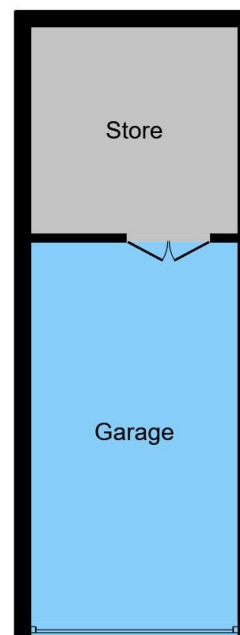
Parking

Garage (not inspected) and allocated parking space.





Floor Plan



Outbuilding



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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8-9 South Street
 EXETER EX1 1DZ

EPC Rating: D

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR316640

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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