



East of 
ESTATE AGENTS

Strand Court
Exeter £850,000

Strand Court

Exeter £850,000

Strand Court is located within Topsham's premier address, The Strand, a desirable complex of waterfront purpose-built apartments. This three-bedroom flat is on the ground floor of the central block and is quite possibly the very best apartment within Strand Court as it enjoys spectacular panoramic estuary views from a riverfront terrace garden. The property benefits from an underground garage and all residents have access to communal gardens, a private slipway and parking.

Superior ground floor apartment | Spectacular panoramic estuary views | Riverfront private terrace | Three bedrooms | Bathroom and master ensuite | Sitting room with panoramic river views | Doors to terrace from sitting room | Garage and parking | Kitchen/breakfast room | Prestigious Strand location | Use of communal gardens and private slipway.

APPROACH

Strand Court is located off The Strand, just a couple of minutes' walk from the town centre. Pass through the car park to the right-hand entrance of the middle building. Pass through the communal door which gives access to the floors above and head through the facing door, past a lift and just beyond on the left is the door to the apartment.

ENTRANCE HALLWAY

The hallway runs through the centre of the apartment giving access to the reception rooms and bedrooms and containing a coat cupboard and a storage cupboard.

KITCHEN

The kitchen has been well laid out with a range of contemporary wall and base units topped with a black granite effect work top with inset bowl and a half sink and a gas hob. The front window stretches from wall to wall giving views across the front of the property.



BEDROOM 2

Located to the middle of the property, bedroom two is a generous room with a built-in wardrobe and views to the front of the property.

BEDROOM 3

A generous single with a built-in wardrobe and views to the communal gardens

BATHROOM

The bathroom has been fitted with a vanity hand basin, WC and a corner bath with shower. The room has been finished with stone effect tiles and a decorative border.

MASTER BEDROOM

This delightful room is fitted with a range of wardrobes and boasts a vista of the estuary. Its en-suite bathroom is fitted out with a contemporary double vanity sink, white WC and corner shower cubicle and is finished with elegant grey wall and floor tiles. There is plumbing for a washing machine and dryer.

LOUNGE

This is the jewel in the crown of this property, for this magnificent lounge commands the most spectacular views of the Exe Estuary with wall-to-wall patio doors that open to the terrace.

GARDEN

Just a step out from the lounge is the lovely riverside terrace with an electric awning which edges onto the estuary and provides panoramic views that stretch for miles. The garden has been paved throughout, with planted beds to the sides, filled with a range of flowering plants and shrubs.

GARAGE

The property comes with garage number 40, which is located in the first set of underground garages to the front of the property.

COMMUNAL GARDENS

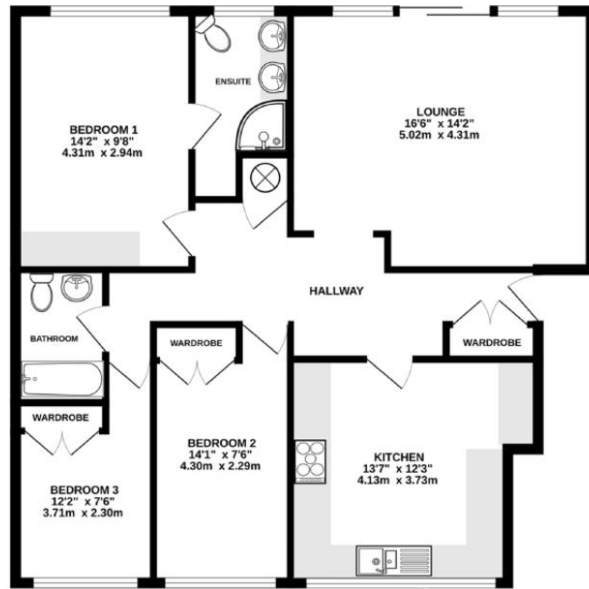
Situated above the garages and accessed by steps to the side are the beautiful communal gardens that offer a quiet haven in the heart of the town for all Strand Court residents.

PARKING

Strand Court benefits from residents-only unallocated parking.



GROUND FLOOR
923 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Mirograph ©2024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk