



naomi j ryan
estate agents



Ground Floor Flat



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Electric Heating



Allocated Parking
Space



Garden: Type here



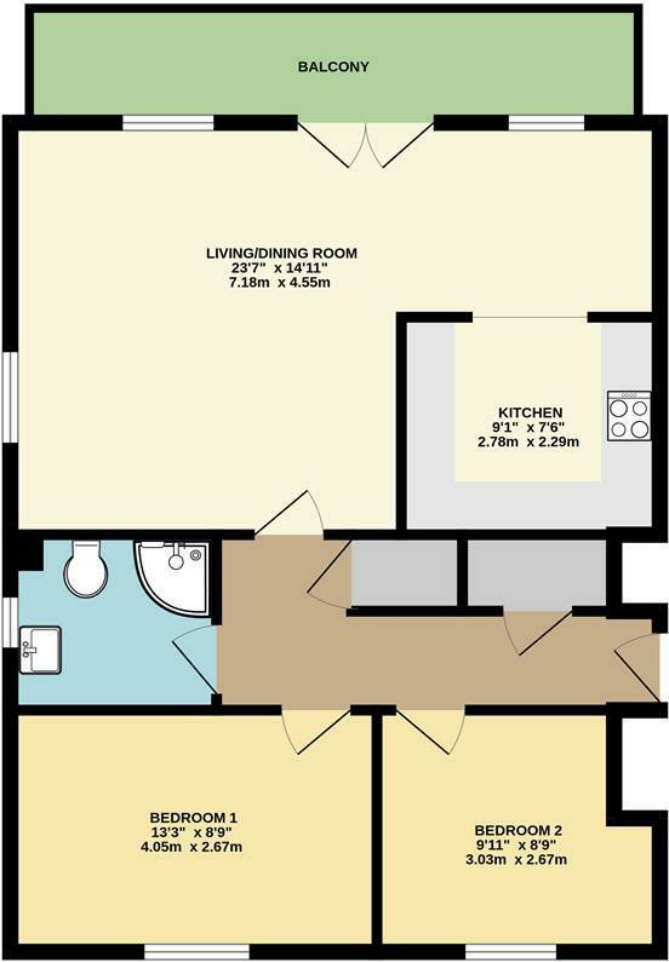
Council Tax Band: C

£265,000 Leasehold

16 Waterside,
Haven Banks, Exeter, EX2 8GU

www.naomijryan.co.uk

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SUMMARY

A superb ground-floor flat with two double bedrooms, a large balcony, and an allocated parking space, located just moments from Exeter's Historic Quayside. The property is being sold with no onward chain and is situated in an excellent position for riverside walks, cycle routes and a wide range of independent traders, cafes, restaurants, and activity centres on Exeter Quay. The property is within walking distance to Exeter City Centre with major road links and St Thomas Train Station.

The property can be approached via steps to the front from Haven Road or via more level access within the gated development (one step into the communal hallway). There is a communal hallway and private door into the flat. The spacious accommodation comprises an entrance hall with two storage cupboards (one with plumbing for a washer/dryer), a dual aspect open plan living/dining room with double doors to the private balcony, modern fitted kitchen with a matching range of white hi-gloss wall and base units, built-in oven, hob, dishwasher, and space for a fridge/freezer. There are two double bedrooms and a modern shower room.

There is one allocated parking space in a secure underground parking area beneath the property, accessed via the double gates on Haven Road and with fob access into the parking area.

Outside are well-maintained communal grounds with gated access to the Quayside.

Early internal viewing is highly recommended.

AGENTS NOTE

The property is being sold with no onward chain.

LEASEHOLD INFORMATION

Length of Lease: 999 Years from 1 December 1989.

The property owns a share of the Freehold (purchased 2015)

Annual Service Charge: £2,600

Annual Ground Rent: No ground rent.

Service Charge Review Period (Year/Month): Annually

MATERIAL INFORMATION

Construction notes: Traditional masonry

Utilities: Awaiting information.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

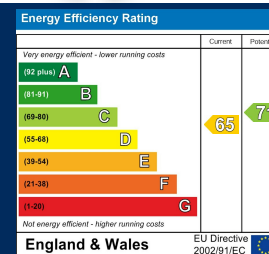
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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