



naomi j ryan  
estate agents



Ground Floor Flat



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Gas Central Heating



Allocated Parking  
Space



Patio Garden



Council Tax Band: C

£260,000 Leasehold

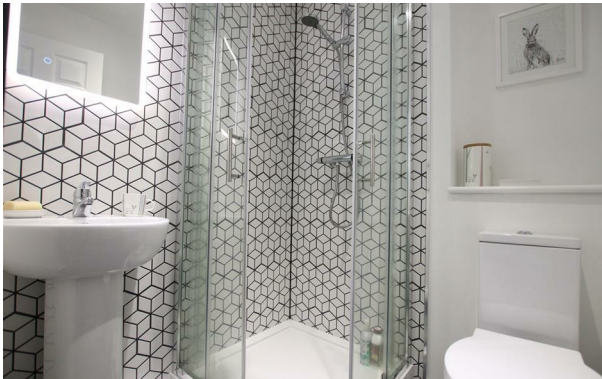
Flat 40 Compass Quay, Haven Road,  
, Exeter, EX2 8GW

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR







## SUMMARY

Located a short walk from Exeter's historic quayside is this superb ground-floor flat with allocated parking and a private patio garden. The property is situated in an excellent position for riverside walks, Leaf land (a great spot for seeing Kingfishers), 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 flat boasts a contemporary design and is beautifully presented throughout. With light and spacious accommodation, the flat comprises an entrance hall with two useful storage cupboards, an open plan living/dining room with a door out to the garden, double doors through to the modern fitted kitchen with integrated washing machine, fridge/freezer, and dishwasher. There are two double bedrooms, one with built-in wardrobes and a modern en-suite shower room. A further bathroom is accessed off the hallway. Outside is a delightful patio garden providing a pleasant seating area.

This flat not only offers a comfortable living space but also the opportunity to immerse yourself in the charm of Exeter's quayside lifestyle. Whether you are looking to invest or find your next home, this property is a must-see. Don't miss the chance to experience the perfect blend of convenience and tranquillity in this delightful flat.

## LEASEHOLD INFORMATION

Length of Lease: 199 years from 1 June 2000

Annual Service Charge: £2,000 per annum. Includes buildings insurance, grounds & building maintenance, window cleaning, cleaning of communal hallway.

Annual Ground Rent: Peppercorn.

Service Charge Review Period (Year/Month): Annually, around June.

## MATERIAL INFORMATION

Construction notes: Brick under slate roof

Utilities: Mains water, electricity, gas, and drainage.

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.





