



naomi j ryan
estate agents



Flat



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Night Storage Heating



Allocated Parking
Space



Landscaped
Communal Areas

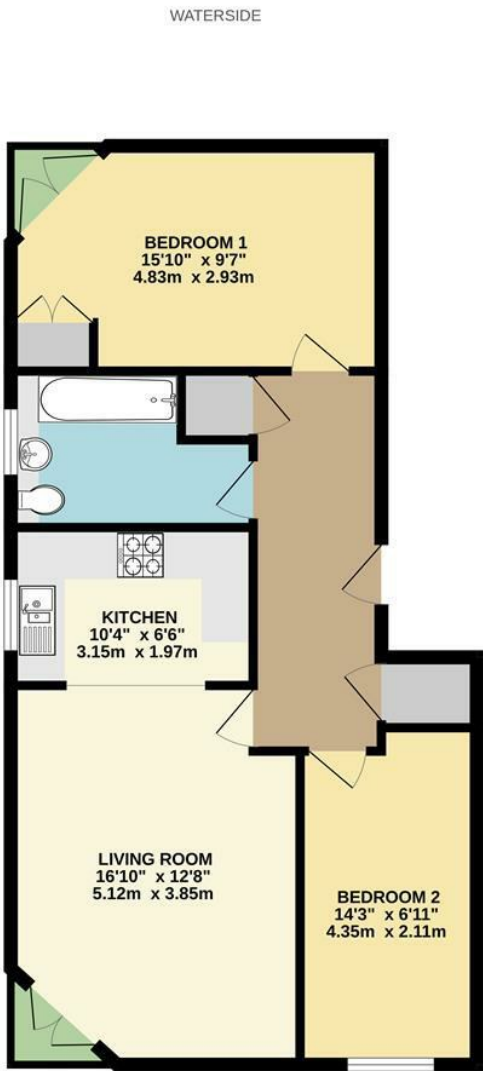


Council Tax Band: D

£260,000 Leasehold

40 Waterside,
Haven Banks, Exeter, EX2 8GX

www.naomijryan.co.uk



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 top-floor apartment with fantastic views from two balconies across Exeter's Historic Quayside and the River Exe. Located in this sought after development and with a secure undercover parking space, the flat offers convenient access to a range of amenities. Situated above Piazza Terracina the property offers direct access to riverside walks, cycle routes and a wide range of independent traders, cafes, restaurants, and activity centres on Exeter Quay. Exeter City Centre is within easy reach, as are major road links and St Thomas Train Station.

The property enjoys light and spacious accommodation comprising in brief, communal entrance with stairs up to the top floor, entrance hallway, living/dining room with double doors out to the first balcony, kitchen, two double bedrooms (with balcony off the first), and a bathroom.

Naomi J Ryan Estate Agents are delighted to bring this fine example of a Quayside apartment to the market and highly recommend internal viewing.

LEASEHOLD INFORMATION

Length of Lease: 999 years from 1st December 1989

Service Charge: £1302.65 for the last 6 months.

Annual Ground Rent: None

Service Charge Review Period (Year/Month): Reviewed on a six monthly basis.

Ground Rent Review Period: N/A

MATERIAL INFORMATION

Construction notes: Brick

Heating: Night Storage Heating

Utilities: Connected to Mains Electric, Water & 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>

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

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.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1100-£1150 per calendar month, providing a gross rental yield of 5.1-5.3%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.





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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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