



Kennaway House, Exeter
Guide Price £500,000





Apartment 7 Kennaway House

Commercial Road, Exeter, Devon, EX2 4AE

A large and beautifully designed three bedroom, two bathroom apartment, part of an imaginative conversion of a former warehouse on Exeter's historic quayside to create stunning and uniquely individual high specification apartments.

- EXCEPTIONALLY DESIGNED APARTMENT IN AN OUTSTANDING WATERSIDE DEVELOPMENT
- THREE DOUBLE BEDROOMS WITH TWO BATHROOMS
- FEATURE EXPOSED ORIGINAL BRICK WALL
- LARGE OPEN PLAN LIVING SPACE WITH KITCHEN, DINING AND SITTING AREAS
- APPROXIMATELY 1852 SQ FT
- COMMUNAL ATRIUM AREA AND KEYPAD ENTRY SYSTEMS
- WATERFRONT POSITION ON THE HISTORIC EXETER QUAY
- MEZZANINE BEDROOM FLOOR AND EXPOSED BEAMS
- NO ONWARD CHAIN



The Property

This fantastic three bedroom duplex apartment feels more like a New York City loft than a property in Exeter, but positioned on the wonderful and popular Quay, it is a truly amazing space with quality and quantity in equal measure. Accessed from the beautiful atrium area, the property opens up into a vast living space with kitchen area, dining area and sitting area. Also on the ground floor are two double bedrooms including one with an en-suite shower room, a cloakroom and a utility cupboard. On the first floor there is a large open bedroom mezzanine area with access to a dressing room and an en-suite bathroom with freestanding bath and walk-in shower, W.C and wash hand basin. With over 1850 square feet of accommodation, this property must be viewed in order to appreciate the opportunity on offer.

The Location

This beautiful apartment is superbly located in on the quayside right on the banks of the River Exe. The Quayside is a hive of activity and offers a unique collection of shops, restaurants, bars and many outdoor activities. The network of level pathways and bridges is perfect for riverside walks and cycle rides. Further down river you will find Trew's Weir and the Suspension Bridge, Belle Isle Park and the Double Locks Hotel. The location also offers easy access into the city with is array of shops, restaurants and bars. Whilst the Quay is a buzz it still maintains a calm, friendly and relaxed atmosphere, a perfect getaway from the city centre.

The property is within a short drive or walk from the city centre. Exeter city provides all of the cultural, shopping and leisure facilities one would expect of the county capital. There are a wide range of both private and public schooling as well as the highly regarded Exeter University which is part of the Russell Group. The city has fantastic transport links with a railway line of the Waterloo and Paddington lines, International Airport, the M5 at Junction 30 and 31, in addition to regular bus routes navigating around the city and beyond. Exeter city is commutable to the wilderness of Dartmoor with its great range of countryside activities and breath-taking views.

Directions

From the city centre, leave via South Street and at the bottom, use the right lane to go down Western Way. As the road bends around to the left, take the left turn into Lower Coombe Street and the turn right into Quay Hill. At the bottom of the hill, turn right onto Commercial Road and Kennaway Apartments can be found on the left after Samuel Jones.

The Atrium

The Atrium is the communal centre of Kennaway Apartments, it links all 7 properties with a large, light and open space with a seating area and many skylights above. There is a table tennis table for residents and a projector for movie nights. It is a stunning and fitting space for such individual and contemporary apartments.

Kitchen/Living/Dining Room

An incredibly large space with fitted kitchen and island unit, sitting area and dining area. Stairs to first floor, doors to bedrooms, utility cupboard and cloakroom.

Bedroom Two

Double room with window to the atrium. Door to en-suite.

En-suite

Walk-in shower with feature tile surround. W.C and wash hand basin.

Bedroom Three

Double room with window to the atrium.

Cloakroom

W.C and wash hand basin.

Utility Cupboard

Space and plumbing for washing machine and washer/dryer.

First Floor Bedroom

A large open space with skylights above. Doors to dressing room and en-suite.

2nd En-suite

Freestanding bath, walk-in shower, W.C and wash hand basin. Skylight, tiled walls and flooring.

Dressing Room

Space for wardrobes, skylight and windows to rear.

Lease Information

Leasehold

Lease length - 130 years from 2017

Service charge - £4,572.53 p/a

No ground rent

Agents Note

Please note the view photo is to highlight the area and not a view from the apartment. The virtual tour is for another apartment within the building.







Floor 0



Floor 1

Approximate total area⁽¹⁾

1852.65 ft²

172.12 m²

Reduced headroom

75.36 ft²

7 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

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- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

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Miscellaneous items

EPC: B

Council Tax: E

Utilities: All main services

Authority: Exeter City

Tenure: Leasehold

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