



Kennaway House, Exeter
Guide Price £500,000





Apartment 3 Kennaway House

Commercial Road, Exeter, Devon, EX2 4AE

A simply stunning two double bedroom apartment, situated right on Exeter's popular quay with a balcony giving outstanding river views. The property is part of an impressive conversion of a former warehouse, creating a charming and characterful apartment with many original features including exposed beams and masonry. There is a large, open plan living space and two en-suite bathrooms. Viewing is highly recommended.

- EXCEPTIONALLY DESIGNED APARTMENT WITH OUTSTANDING RIVER VIEWS
- TWO DOUBLE BEDROOMS WITH TWO BATHROOMS
- QUAYSIDE BALCONY OVERLOOKING THE RIVER
- OPEN PLAN STYLE WITH MEZZANINE BEDROOM FLOOR AND EXPOSED BEAMS
- APPROXIMATELY 1288 SQ FT
- COMMUNAL ATRIUM AREA AND KEYPAD ENTRY SYSTEMS
- WATERFRONT POSITION ON THE HISTORIC EXETER QUAY
- LARGE LIVING AREA WITH BEAUTIFULLY FITTED KITCHEN
- NO ONWARD CHAIN



The Property

A simply stunning two double bedroom apartment, situated right on Exeter's popular quay with a balcony giving outstanding river views. The property starts with an open entrance hall with a door to the cloakroom and storage cupboard. Another door leads to the large, open plan living space with kitchen area and windows to the front and doors out to the balcony, all giving magnificent views. There is a downstairs bedroom with dressing area and en-suite bathroom. There is also a utility cupboard with space and plumbing for a washing machine and tumble dryer. On the first floor there is a mezzanine bedroom and another en-suite bathroom. The balcony has plenty of space for table and chairs to enjoy the views.

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 its 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.

Entrance Hall

An open, welcoming area with doors to the cloakroom, storage cupboard and the living area.

Living Room

Large, light open plan room with exposed beams and connecting to the kitchen. Sitting area, dining area and windows giving lovely views of the quay plus doors out to the balcony. Stairs to first floor, doors to bedroom and utility cupboard.

Kitchen

A lovely space with fitted wall and base units, island unit and fitted appliances including double oven, hob, fridge freezer and dishwasher. Further doors out to the balcony.

Downstairs Bedroom

Double room with dressing area and door to en-suite.

En-Suite 1

White suite with freestanding bath, walk-in shower, W.C and wash hand basin. Tiled walls and flooring.

First Floor

Bedroom

Mezzanine bedroom area with glass balustrade, skylights above, doors to storage and en-suite.

En-Suite 2

White suite with freestanding bath, walk-in shower, W.C and wash hand basin. Tiled walls and flooring. Skylights.

Outside

Wrap-around balcony to the side and front giving stunning views of the quay, bridge and local area. Plenty of room for seating.

Lease Information

Leasehold

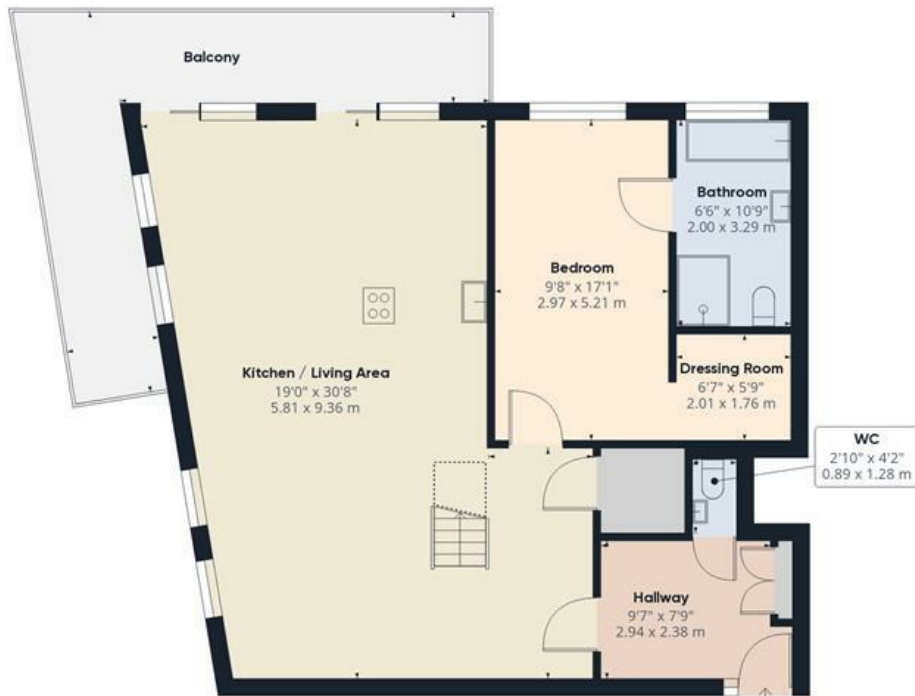
Lease length - 130 years from 2017

Service charge - £3,661.16

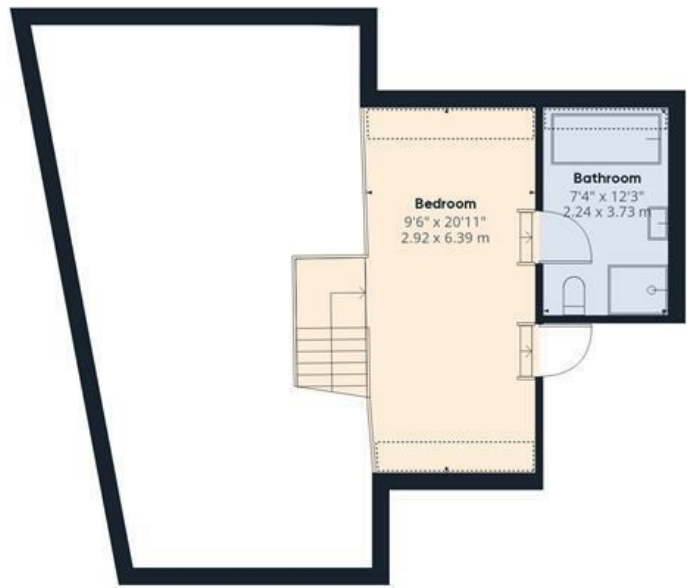
No ground rent







Floor 0



Floor 1

Approximate total area⁽¹⁾

1288.09 ft²

119.67 m²

Reduced headroom

57.15 ft²

5.31 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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If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * 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.

Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

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Miscellaneous items

EPC: C

Council Tax: E

Utilities: All main services

Authority: Exeter City

Tenure: Leasehold

For more information or to book a viewing, please contact:

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