



Kennaway House, Exeter  
£500,000





# Apartment 6 Kennaway House

## Commercial Road, Exeter, Devon, EX2 4AE

A beautifully designed three bedroom, two bathroom apartment with two balconies, part of an imaginative conversion of a former warehouse on Exeter's historic quayside. The property has light, open plan living with large rooms, finished to an incredibly high standard.

- EXCEPTIONALLY DESIGNED APARTMENT IN AN OUTSTANDING WATERSIDE DEVELOPMENT
- THREE DOUBLE BEDROOMS WITH TWO BATHROOMS
- BALCONY FROM LIVING AREA
- OPEN PLAN STYLE WITH OPTIONS FOR FITTED KITCHEN
- APPROXIMATELY 1623 SQ FT
- COMMUNAL ATRIUM AREA AND KEYPAD ENTRY SYSTEMS
- WATERFRONT POSITION ON THE HISTORIC EXETER QUAY
- LARGE LIVING AREA WITH BALCONY
- NO ONWARD CHAIN



## The Property

This gorgeous three bedroom apartment is situated in a fantastic development of quayside apartments, within touching distance of the popular quay. The property has a lovely open plan living area with large kitchen space, dining area and sitting area. There is also a balcony from the sitting area giving views towards the river. Also on the entry level is a cloakroom and a storage cupboard. On the first floor there are three bedrooms including a large main suite with dressing area, balcony and an en-suite with walk in shower, feature tiled walls and floor. The other two bedrooms are also double rooms and there is an en-suite to bedroom two with a walk in shower, feature tiling and storage cupboard.

## 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.

## Entrance Hall

Stairs to first floor, doors to W.C, storage cupboard and kitchen/living room.

## Kitchen

Large kitchen area with plenty of worktop space and fitted appliances including Aga oven with hob, fridge freezer, washer/dryer and dishwasher.

## Sitting/Dining Area

Light, open plan space with doors out to balcony.

## Cloakroom

White W.C and wash hand basin.

## First Floor Landing

Doors to all bedrooms.

## Bedroom One

Large double room with dressing area, sliding door to balcony and door to en-suite.

## En-Suite 1

White suite with walk-in shower, W.C and wash hand basin. Feature tiling.

## Bedroom Two

Good size double bedroom with window to rear and door to en-suite.

## En-Suite 2

Walk-in shower, W.C and wash hand basin.

## Bedroom Three

Double room that would also make a good study. Window to rear.

## Outside

two balconies, each giving views towards the river.

## Lease Information

Leasehold

Lease length - 130 years

Service charge - £4,084.20

No ground rent







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1623.55 ft<sup>2</sup>

150.83 m<sup>2</sup>

(1) Excluding balconies and terraces

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](http://www.chasebuchanan.co.uk)

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- \* 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: B

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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