



Waterside, Exeter
Guide Price £275,000

Chase 
Buchanan



AM BREWERY

VENEZIA

Odette
BOZANO

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64 Waterside

Exeter, EX2 8GY

This superb apartment is located right on the quay and will be perfect for anyone looking to enjoy life in one of Exeter's most sought-after locations. With spectacular quay and river views, the property has two bedrooms, a large living room with balcony and a modern kitchen and bathroom. Underground parking and a bike store are a fantastic addition, making this a wonderful opportunity and one not to be missed.

- A FANTASTIC QUAYSIDE APARTMENT
- TWO BEDROOMS INCLUDING BALCONY FROM BEDROOM ONE
- UNDERGROUND PARKING & BIKE STORE
- SPECTACULAR VIEWS OF THE QUAY, RIVER AND PIAZZA
- LIVING ROOM WITH BALCONY OVERLOOKING THE QUAY
- LONG LEASE AND NO ONWARD CHAIN
- LOCATED IN THE POPULAR WATERSIDE DEVELOPMENT
- KITCHEN & BATHROOM
- LEASEHOLD



The Property

This well presented apartment is perfect for anyone who would like to live on Exeter's beautiful quay. It enjoys spectacular views of the quay, river and piazza, as well as immediate access to the shops, cafes and walks on it's doorstep. The property opens into an entrance hall, which leads to all rooms. The two bedrooms are both a good size, bedroom one has a balcony to the rear overlooking the development and bedroom two has a window to the front looking down the River Exe. The living room is spacious and has double doors to the front balcony, overlooking the whole quay area, the river and Piazza below. The kitchen has been modernised in recent years with fitted wall and base units, integrated appliances and freestanding appliances, included in the sale. The bathroom has also been recently replaced with a new white suite including bath with shower area, shower screen and tiled surround. There is also a W.C, wash hand basin and heated towel rail. Externally there is underground parking, a bike store and communal grounds leading out to the quay area.

The Location

This lovely apartment is located in Waterside, one of Exeter's most popular developments due to its proximity to the river and quay. The quay has become even more popular in recent years thanks to the trendy bars, restaurants and shops providing wonderful atmosphere for all. There are also water sports facilities in the area and walks or cycle paths along the river. The city centre is a short distance beyond the quay and provides a multitude of amenities.

Directions

From Exeter city centre proceed over Exe Bridges keeping in the left hand lane. At the traffic lights by the Riverside leisure centre turn left into Haven Road, after the zebra crossing turn left again, proceed along this road for a short distance and the waterside development will be found on the left hand side.

Entrance Hall

Doors to all rooms. Telephone entry system.

Living Room

Open plan room with double doors to the front balcony, giving stunning quay and river views. Opening to the kitchen.

Balcony

A space to enjoy the fantastic views on offer. There are full views of the quay, piazza and even the river to the left.

Kitchen

Fitted with modern wall and base units including integrated oven, hob and extractor. There is also a freestanding washing machine and fridge freezer that will be included in the sale.

Bedroom One

Good sized double bedroom with double doors to rear balcony.

Rear Balcony

Giving views over the surrounding development.

Bedroom Two

Large single room with window giving fantastic views down the river.

Bathroom

Fitted modern suite including bath with shower over and tiled surround, W.C, wash hand basin and heated towel rail.

Outside

The property has underground parking for one vehicle, a bike store and communal grounds. There is immediate and private access out to the quay with locked gates for residents only. The development is accessed via a secure gate for vehicles and pedestrians, making it a quiet and private for residents only.

Lease Information

Leasehold

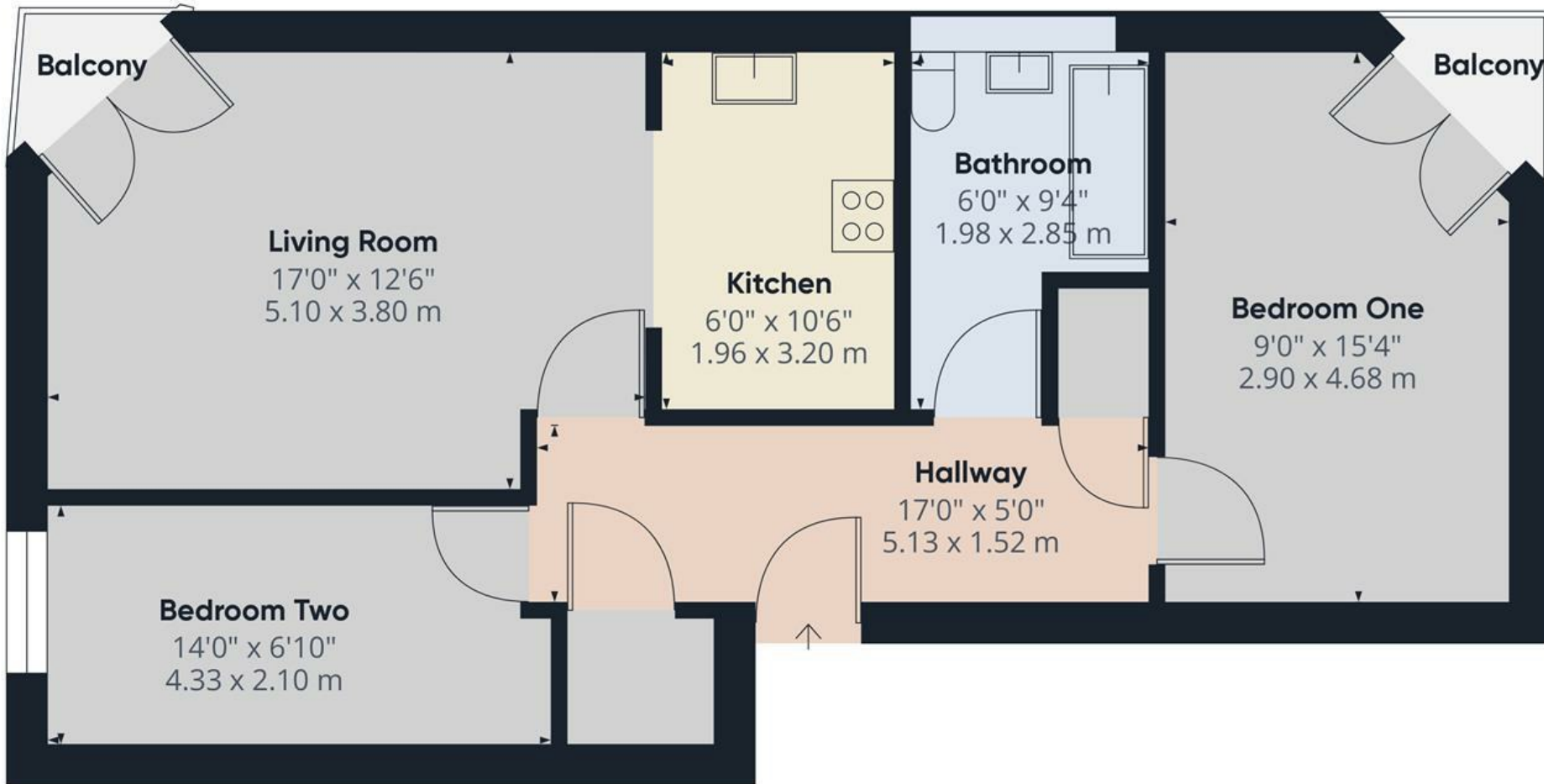
Lease length - 999 years from 1989

Service charge - £3,158 p/a

Ground rent - Included in service charge







Approximate total area⁽¹⁾

663.38 ft²

61.63 m²

(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.

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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.

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: C

Utilities: All main services

Authority: Exeter City

Tenure: Leasehold

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

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