



River Meadows, Exeter
Guide Price £175,000

Chase 
Buchanan

River Meadows

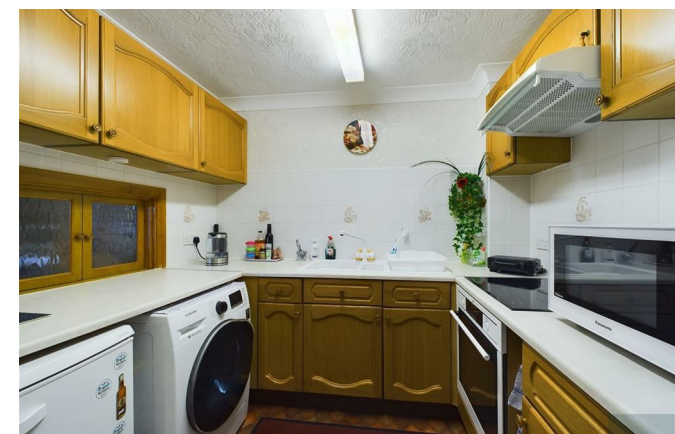
Exeter, EX2 8BD

The Property

A fantastic opportunity to acquire a one bedroom apartment with lovely canal views, close to the popular quay area. The property is situated with River Meadows, a purpose built development along Exeter Canal. The property is spacious, well presented and would be perfect for anyone looking to live near the quay or even as an investment. There is a large living room with views over the canal and towards the city, the bedroom is a good-sized double room. The kitchen is fitted and freestanding units included in the sale including oven, hob, extractor, fridge and washing machine. Completing the accommodation is the bathroom and storage cupboards in the hallway. Externally, the property has a large parking area within a communal garage as well as a storage area.

The Location

The apartment is located towards the end of Water Lane and is adjacent to the canal path which leads to the historic quayside and beyond to the city centre. This particular apartment is located on the second floor and is accessed via a staircase and then from a communal landing shared with just one other apartment. The apartment is very well positioned and the principal rooms all enjoy superb views over the canal and well beyond to the other side of the River Exe and towards the city. The nearby quay has a number of waterfront cafes and bars and in addition there are obvious opportunities for water sport activities. There are extensive amenities available in St. Thomas which is easily accessible as is the Marsh Barton Trading Estate. In addition there is quick access via Alphington Road to the A30 which in turn leads to the A38 and M5. Regular bus services are available into the city and mainline train services are available at St Thomas, St Davids as well as Exeter Central.





Directions

From Exe Bridges take the exit for Alphington (A377) and turn immediately left into Haven Road, follow the road around to the right and then left, cross the zebra crossing and follow the road around to the right into Water Lane. Continue along to the cross junction turning left to stay on Water Lane and continue along virtually to the end and River meadows will be seen on the left. Parking is free on Water Lane but a permit is needed inside River Meadows.

Communal Entrance

Telephone entry system, stairs to second floor.

Entrance Hall

Doors to all rooms, two storage cupboards.

Living Room

Large open room with window giving fantastic views over the canal and surrounding area.

Kitchen

Fitted wall and base units with integrated oven, hob and extractor. Freestanding fridge and washing machine, both of which are included in the sale. Serving hatch through to living room.

Bedroom

Double room with window to the rear,

Bathroom

Bath with shower over and tiled surround. W.C and wash hand basin.

Outside

Large parking area within communal garage with additional storage area.

Lease Information

Share of freehold

Length of lease - 125 years from 1993

Service charge - £1,270.12 per year

No ground rent



Miscellaneous items

EPC: Ordered
Council Tax: B
Utilities: All main services
Authority: Exeter City
Tenure: Leasehold - Share of Freehold

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 or 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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Independent Mortgage Advice

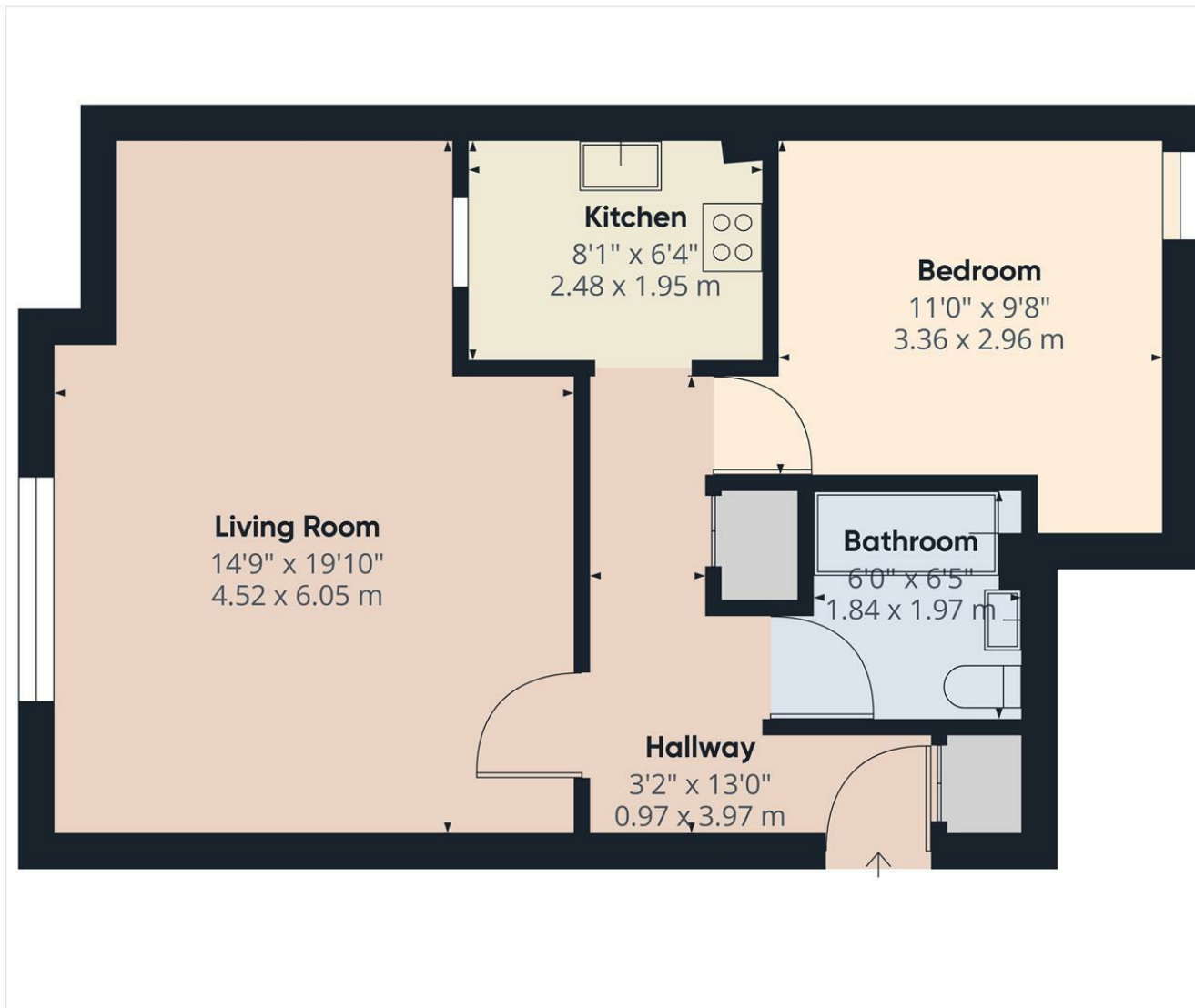
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- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They 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

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Approximate total area⁽¹⁾

560.37 ft²
52.06 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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