

13 Swan Court, Old Mill Close, St Leonards, Exeter, EX2 4DD



An opportunity to purchase this beautifully presented and completely modernised upper floor, purpose built apartment enjoying a fantastic location close to the river and a few minutes walk from the historic quayside. Situated in a popular development in the heart of St Leonards with accommodation benefiting from an entrance hall, lounge with a dining area, modern kitchen, two double bedrooms, bathroom, off road parking and a garage in a nearby block. Direct access to river through private keyed gate. Viewing is highly recommended.

Offers in the Region of £240,000 Leasehold DCX01244

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Standing in a highly desirable residential development close to Exeter's historic quayside and just .8 mile or a 20 minute walk to town centre. The Quay is on your doorstep with restaurants, cafes, shops and public houses and a variety of water sport facilities. There is also a range of cycle-paths where you can follow the Riverside valley towards Countess Wear, Double Locks and beyond to 'The Turf' where you can take a ferry across to Topsham.



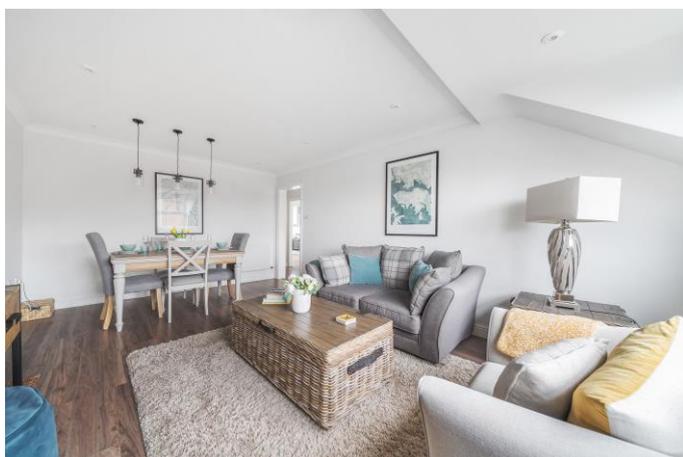
THE ACCOMMODATION COMPRISES:

Entrance Hall

A communal entrance door with intercom entry system opens to the communal hallway and stairs to the second floor. A private entrance door then opens to the spacious L-shaped entrance hallway with fitted storage cupboard, wood flooring and doors opening to all rooms. All rooms benefit from LED inset lighting.

Sitting/Dining Room

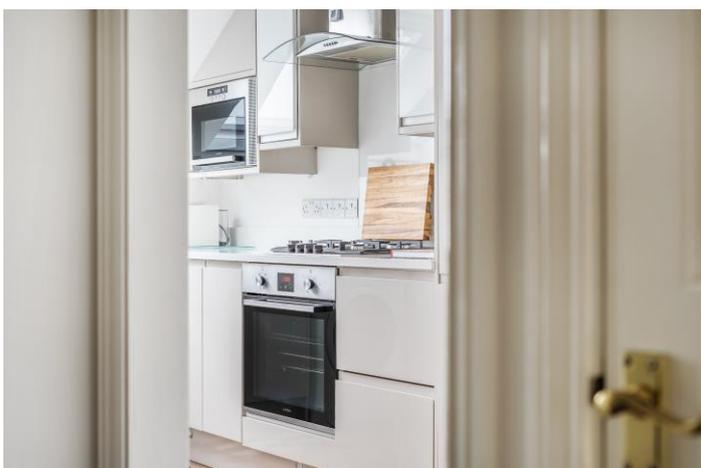
The sitting/dining room is a lovely bright and spacious reception room with double glazed windows enjoying an open outlook. There's plenty of room for a large table and chairs and the room is finishes with stylish wood flooring.





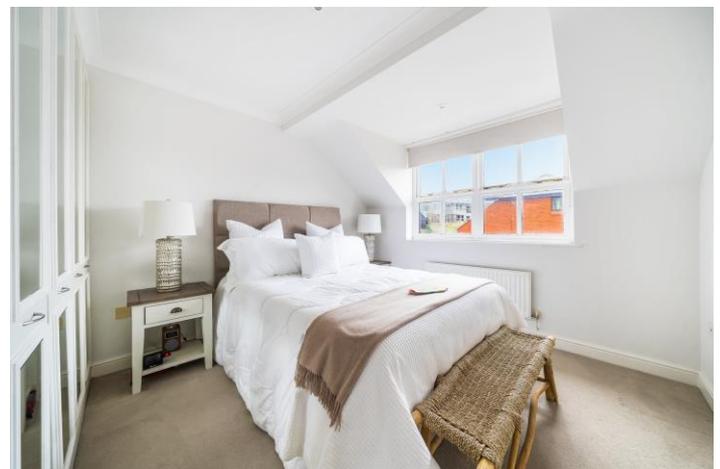
Kitchen

The gorgeous, re-modelled kitchen is well equipped with a comprehensive range of fitted high gloss storage units and deep drawers, finished with quality quartz worktops with inset sink unit with mixer tap. Integrated appliances include an electric, fan assisted oven with a sleek Seimens four burner gas hob with glass splash back and stainless steel and glass extractor hood with light above. Recessed wall mounted microwave and fitted upright fridge/freezer. Inset ceramic farmhouse sink with built-in disposal unit. 1-year old AEG washer/dryer in perfect condition. There is a large double-glazed velux window with built-in blind and the room is finished with wood flooring. Inset ceiling lighting with under-cupboard and under-baseboard LED lighting.



Bedroom One

The principle bedroom is a large double room with a double glazed window and a range of fitted wardrobes.



Bedroom Two

The second bedroom is a further double room with open outlook and a fitted wardrobe.





Bathroom

The modern, stylish white bathroom suite comprises a wash hand basin with a mixer tap. Fitted storage beneath and a designer backlit LED bathroom mirror with demister over sink. A close coupled WC and a panelled bath with a mixer tap and mains shower unit with a glazed screen. Designer heated towel rail. Attractive tiled walls and wood flooring.



Extra Information

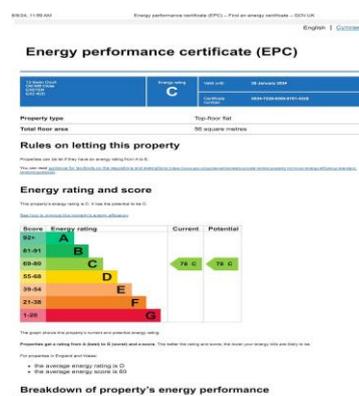
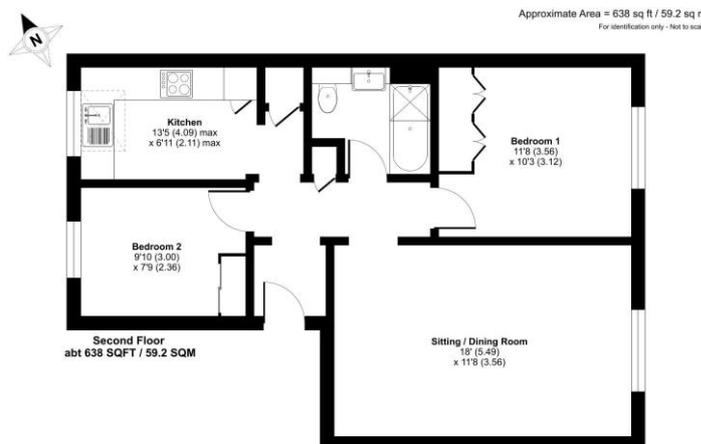
The apartment benefits from gas central heating through an efficient combi boiler and double glazing and it's own single garage with up and over door. Large loft space with plenty of room for storage with partial floorboards and retractable loft ladder.

Services

The vendor has advised the following: Mains gas serving the central heating boiler and hot water, mains electricity, water and drainage. Telephone landline and Broadband are currently connected via Sky ADSL Download speed 71 mb/s and Upload speed 7.6 mb/s. Mobile signal: all networks currently showing as available at the property.

Agents Notes

The vendors have advised that the property has the benefit of a 215-year Lease from 24 June 1990. Current management/service charges are £1,606.44 p.a. and include garden maintenance/common areas maintenance/cleaning of windows and exterior doors/fire systems maintenance/buildings insurance. Ground Rent: currently £42.20 paid every six months. Residents parking permit Zone R.



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Cookstoves are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.