



East of **EXE**
ESTATE AGENTS

Strand Court
Topsham OIEO £800,000

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One of the finest waterside apartments in Topsham, this exceptional second-floor residence occupies a prime position within the highly sought-after Strand Court. In an excellent condition, this apartment is ready to move straight into, offering spacious accommodation, lift access, a private balcony and garage, the property enjoys truly breathtaking panoramic views across the River Exe, making it a rare opportunity in one of Topsham's most prestigious waterfront developments.

Waterfront Apartment | Prime Position | Lift | Ready For Immediate Occupation | Stunning Panoramic Estuary views | Private balcony Overlooking The Water | Spacious Second-Floor Apartment | Three Bedrooms and Generous Living Accommodation | Private Garage & Residents Parking | Beautifully Maintained Communal Grounds

DESCRIPTION

A truly exceptional waterside apartment, widely regarded as one of the finest residences within Strand Court and among the most desirable waterfront homes Topsham has to offer. Occupying a prime position within the highly sought-after West Block, this superb second-floor apartment has recently undergone improvements such as new carpets throughout, creating a stylish, turn-key home ready for immediate occupation and enjoyment.

The apartment enjoys an exceptional waterfront position, offering arguably some of the most captivating views available in Topsham. With a stunning outlook extending across the River Exe, down to Exmouth and up to Topsham with its ever-changing estuary landscape, the views provide a constantly evolving backdrop throughout the seasons. The elevated setting creates a wonderful vantage point from which to enjoy the beauty of the surrounding scenery, with the changing tides, passing boats and expansive waterscape creating a truly special outlook from sunrise through to sunset.

One of the larger apartments within the development, the property offers exceptionally spacious and



beautifully presented accommodation throughout. Lift access leads to a recently redecorated and significantly improved communal hallway, from which a private lobby and entrance door open into a welcoming reception hall providing access to all principal rooms.

The impressive kitchen/dining room has a range of contemporary cabinetry, quality work surfaces and integrated appliances. A large window overlooks the beautifully maintained communal gardens, with the iconic Dutch-style houses along The Strand. The generous sitting room is undoubtedly a principal feature of the home, with sliding doors opening onto a private balcony. From here, the panoramic views are simply breathtaking, stretching across the River Exe towards the Haldon Hills and encompassing a wide expanse of the estuary both upstream and downstream. The balcony offers ample space for outdoor seating, creating the perfect setting from which to enjoy the unrivalled waterside position. The principal bedroom is beautifully proportioned and benefits from an en-suite shower room and a large picture window framing the same outstanding river views. A second double bedroom overlooks the communal gardens and includes fitted wardrobes, while the third bedroom offers excellent flexibility as a study or occasional guest bedroom.

Completing the accommodation is a contemporary bathroom finished to a high standard, while the apartment's elevated position ensures many rooms enjoy a wonderful connection to the surrounding waterside setting.

Further enhancing the property's appeal is a private garage a valuable and increasingly rare asset in such a prime waterfront location. Situated within the residents' parking area, the garage is fitted with an up-and-over door.

GARDEN & GROUNDS

Strand Court is set within beautifully maintained, raised communal gardens featuring manicured lawns and well-stocked flower beds. Residents can enjoy these peaceful surroundings while taking in views towards the historic Strand in Topsham.

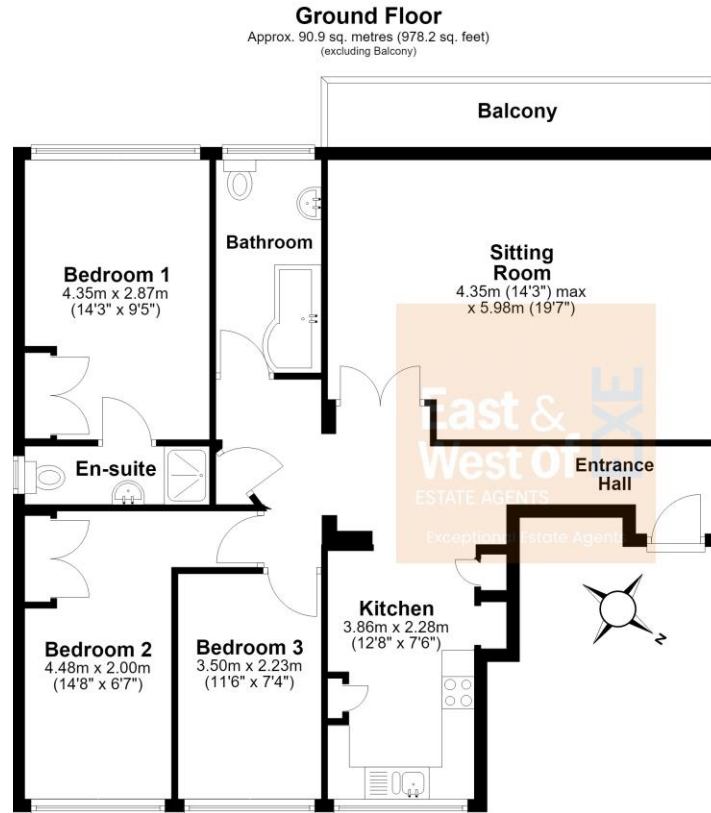
In addition, owners at Strand Court have access to a private slipway and boat storage facilities. Unallocated private parking is provided exclusively for residents.



AGENTS NOTES

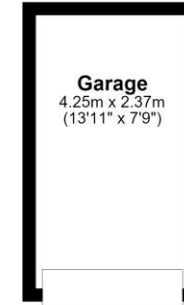
To the best of the Vendors knowledge, they have advised the following at the time of marketing: -

Tenure: This apartment is leasehold
 Years Left Remaining: 936
 Service charge: TBC
 Ground rent: £10
 Management Company: Bradleys/Eaton Terry Clark
 Electricity: Mains
 Heating: Mains Gas Boiler
 Water: Mains
 Sewerage: Public
 Council Tax Band: E
 Council: Exeter City Council
 Parking: Garage, Communal Parking and Residents TR1 Permit
 Garden: Balcony and Communal Garden
 Broadband speed: Fibre To Cabinet Broadband Available with up to 75mbps download and 15 mbps upload.
 Mobile Signal: Several networks currently showing as available at the property including EE and 02



Total area: approx. 101.0 sq. metres (1086.7 sq. feet)

Outbuilding
 Approx. 10.1 sq. metres (108.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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