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*Flat 58 River Meadows, Water Lane, Exeter,
Devon, EX2 8BD*



SOUTHGATE
ESTATES

£325,000





Flat 58 River Meadows

A fantastic opportunity to purchase a beautifully-presented two-bedroom penthouse apartment in a prestigious waterside location, benefitting from stunning views looking out over the historic Exeter canal, Weirside and beyond. Newly refurbished to an exceptionally high standard, the flat boasts a stunning open-plan living space, bathroom and two generous sized double bedrooms complete with an en suite to the master. There is also a generous double garage with a multi-functional workshop space to the rear, as well as an allocated parking space.

The excellent location offers pleasant walks by Exeter's quayside, as well as a range of boutique shops, cafes and eateries. The area is also well-equipped for waterside sports and activities. Exeter's city centre is also located just a short distance away, providing a number of additional entertainment facilities. With such an ideal location, the waterside views and the newly refurbished decor, this flat is not to be missed and we highly recommend internal viewing.

Entrance & Hallway The front door opens to an entrance vestibule which includes hooks for coats, Luxury Vinyl plank flooring (LVT) and a full height window to the front aspect. A door opens to the hallway which provides access to the open-plan living space, the two bedrooms and bathroom, as well as a cupboard housing the Megaflo hot water tank.

Open-Plan Living Space 21' 6" narrowing to 16' 2" x 20' 4" (6.56m x 6.2m) An impressive open plan living space boasting a double glazed apex window to the rear aspect with stunning waterside views, along with three skylights to the front and rear aspects and feature designer dimmable lighting. The spacious kitchen area is complete with an Island unit, fantastic for entertaining and allowing easy socialising while cooking. Boasting solid wood worktops, composite 1.5 bowl sink, LVT Flooring and a range of integrated appliances, including an induction hob, dishwasher, fridge, freezer and concealed sockets in addition to the sockets on the Island. The kitchen additionally features an on-trend white marble tiled backsplash. The light and spacious lounge portion of the room features a modern programmable efficient electric radiator and ample space for a 6 seater dining table and 3 seater sofa.

Bedroom 1 13' 2" x 9' 8" (4.02m x 2.94m) max A great sized double bedroom featuring a double mirrored integrated wardrobe, a skylight with phenomenal views to the rear aspect, an electric programmable radiator, feature designer lighting and a door to the en suite.





En Suite 9' 1" x 7' 10" (2.78m x 2.38m) Consisting of a luxurious large Offset Quadrant shower cubicle complete with waterfall mixer shower for a truly indulgent experience, a close-coupled WC and a vanity unit with a mixer tap. There is also a large chrome electric towel rail, LVT flooring, contrasting subway tiled walls, a silent extractor and a skylight to the front aspect with far-reaching views.

Bathroom 7' 1" x 5' 7" narrowing to 3' 6" (2.15m x 1.71m) The main bathroom comprises a bath with a mixer tap and shower, a close coupled WC, a pedestal wash basin with mixer tap over, an electric chrome heated towel rail, LVT flooring, an extractor fan and a skylight to the front aspect.

Bedroom 2 10' 4" x 10' 4" (3.16m x 3.14m) A further spacious double bedroom complemented by a double glazed apex window to the front aspect with an unbeatable waterside view as well as a window seat Ottoman, designer lighting and a programmable electric radiator. This room is currently used as a home office by the current occupier and is ideal for working from home.

Double Garage & Workshop 40' 11" x 14' 9" (12.46m x 4.50m) (both garage & workshop) The flat benefits from an immense double garage, providing ample off-road parking, as well as storage for sizable boats, kayaks etc. To the rear is an additional multi-functional workshop area. Please note the partition between garage and workshop could easily be removed should it be required for uninterrupted space, due to it being of timber construction.

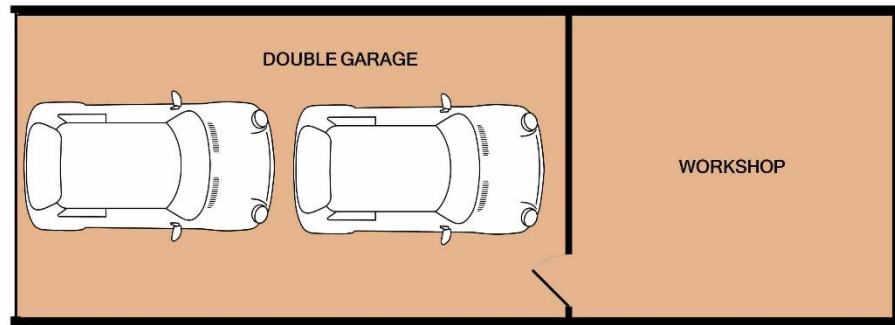
Parking An allocated parking space is located within the main carpark of River Meadows.

Full-Size Loft Space Spanning entire length of flat, 1.5m at apex, accessible from two hatches, one in master bedroom and one in kitchen. Highly useful for extra storage space.

Tenure: Leasehold The vendor has informed us that the lease length is 199 years from 2003 and that there is a current monthly service charge of approximately £80 per month with a peppercorn ground rent.

- *2 Double Bedrooms*
- *Waterside Location*
- *Penthouse Apartment*
- *Double Garage & Workshop*
- *Allocated Parking Space*
- *Beautifully Presented*





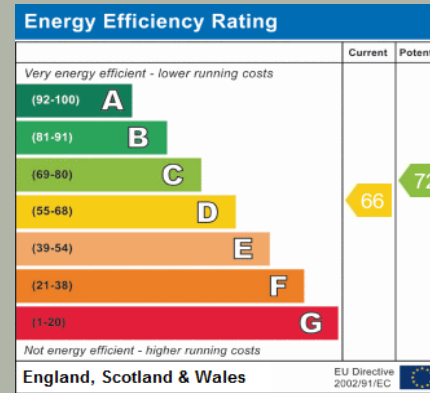
GROUND FLOOR



TOP FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Rating



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