

Haven Road, EX2

M<sup>OV</sup>ELI





## Haven Road, EX2

A beautifully presented two bedroom, quayside apartment giving stunning river and quay views, with immediate access to all of the facilities the quay has to offer.

- A FANTASTIC SECOND FLOOR APARTMENT
- SPACIOUS, BEAUTIFULLY PRESENTED ACCOMMODATION
- AMAZING QUAY & RIVER VIEWS
- TWO DOUBLE BEDROOMS
- LIGHT, OPEN PLAN LIVING SPACE
- TWO BATHROOMS
- IMMEDIATE ACCESS TO THE QUAY AND ITS AMENITIES
- ALLOCATED OFF STREET PARKING



This lovely two bedroom apartment is perfect for anyone looking to be on the water's edge and enjoy the lifestyle of being on the quay. Situated in Maritime Court, a modern development of apartments and houses, the property also has allocated parking, bike storage and well maintained communal areas. There is also a lift to all floors.

The apartment has gorgeous views from the kitchen, bedroom one and the window in the living room, but the best is saved for the double doors and balcony. From here you can see the boat yard, the quay, the river and down towards the weir. With the sun rising over St. Leonards Church in the distance, it really is a view that needs to be seen to be believed.

The property has two double bedrooms, bedroom one has fitted wardrobes and access to the en-suite shower room. Bedroom two has a window to the rear. The family bathroom has a panelled bath with shower over and tiled surround.

The kitchen is fitted with wall and base units plus integrated appliances including double oven, hob and extractor. There is also space and plumbing for several appliances.

The living room is a generous room with a dining area ►



► and sitting area in front of the double doors out to the balcony, it's a wonderful space to sit and enjoy the views and watch the world go by.

Externally, the property has one allocated parking space to the rear, there is also a bike store near the car park.

Overall, this is a fantastic opportunity to acquire a quality apartment with stunning views and immediate access to the quay. An early viewing is advised.

Tenure: Leasehold

Council Tax Band: D

Local Authority: Exeter

Service Charge: £2513.42 Annually

Ground rent: £50.64 Annually

Time remaining: 171 Years





## LOCATION

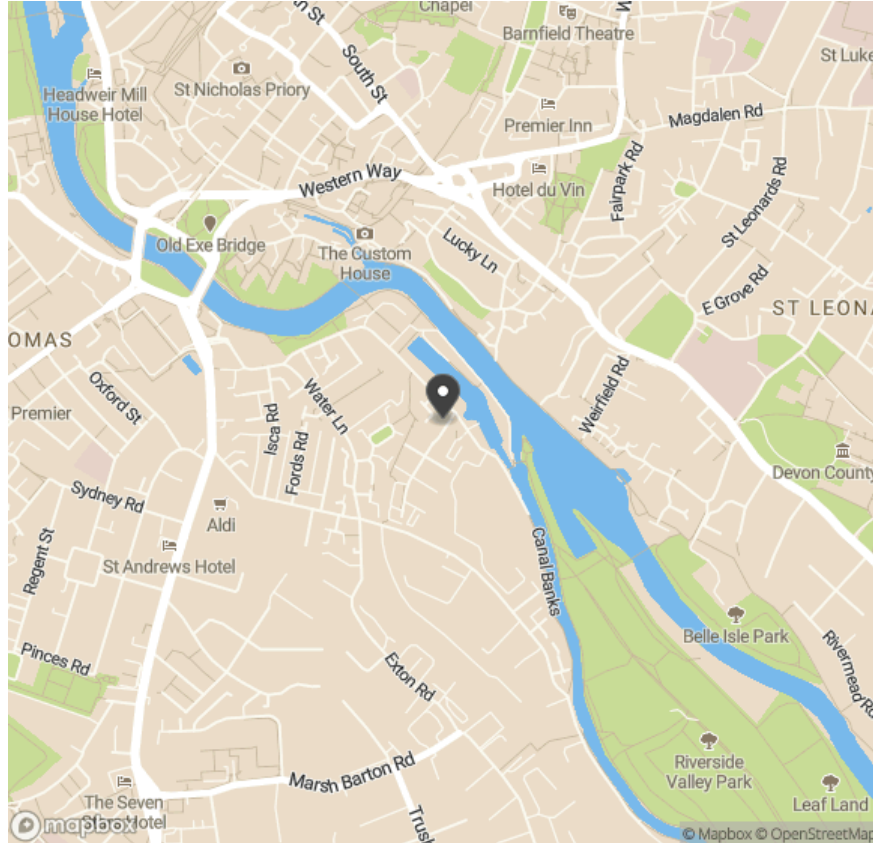


Property location

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: 79

Potential: 79



## FLOOR PLAN

635 sq ft (58 sq m)



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