



naomi j ryan
estate agents



First Floor Flat



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Electric Heating



Allocated
Parking Space



Communal Gardens



Council Tax Band: B

Guide Price:
£140,000 - £150,000

24 Waterside,
Exeter, EX2 8GU

www.naomijryan.co.uk

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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SUMMARY

Guide Price: £140,000 - £150,000:

A superb one-bedroom first-floor apartment, offered for sale with no onward chain and benefiting from a secure allocated undercover parking space.

Enjoying attractive views over the communal courtyard from its Juliette balcony, this well-presented apartment is ideally positioned to take advantage of Exeter Quay's vibrant lifestyle. Riverside walks, cycle routes, independent shops, cafés, restaurants and leisure facilities are all on the doorstep, while Exeter City Centre, St Thomas Railway Station and major road connections are easily accessible.

The spacious and well-designed accommodation comprises an entrance hall leading to a bright open-plan living and dining area, complemented by a modern fitted kitchen with integrated fridge/freezer. Double doors open onto a Juliette balcony overlooking the attractive central courtyard. The generous double bedroom features a built-in wardrobe, and the property is completed by a contemporary bathroom.

Outside, residents benefit from beautifully maintained communal grounds, with secure pedestrian gates providing multiple access points to the quayside and surrounding area.

The apartment also includes an allocated parking space within a secure underground car park, together with additional visitor parking.

Early internal viewing is highly recommended.

LEASEHOLD INFORMATION

Length of Lease: 125 Years from December 1989. Our clients are exploring the options for a lease extension.

Annual Service Charge: £2,407.

Annual Ground Rent: Included within service charge.

Service Charge Review Period: Reviewed yearly.

MATERIAL INFORMATION

Construction notes: Awaiting information.

Utilities: Mains electricity, water, and drainage.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

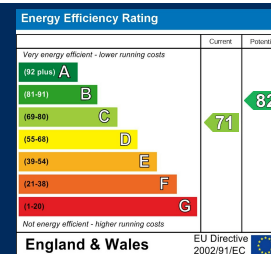
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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