



**18 RIVERSIDE COURT
COLLETON CRESCENT
ST LEONARDS
EXETER
EX2 4BZ**

PROOF COPY



£240,000 SHARE OF FREEHOLD



A stylish second floor apartment occupying a highly desirable residential location convenient to Exeter city centre and quayside. Fine outlook and views over neighbouring area, Exeter quayside and beyond. Spacious living accommodation. Presented in good decorative condition throughout. Two double bedrooms. Reception hall. Spacious lounge/dining room. Modern kitchen. Large shower room. Private allocated parking. Beautifully kept and well maintained communal gardens. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door, accessed via telephone intercom, to:

COMMUNAL STAIRWELL

Stairs to:

SECOND FLOOR

Private door leads to:

ENTRANCE LOBBY

Telephone intercom. Storage cupboard housing boiler serving central heating and hot water supply. Internal door leads to:

RECEPTION HALL

Radiator. Thermostat control panel. Telephone point. Access to roof void. Smoke alarm. Door to:

LOUNGE/DINING ROOM

20'2" (6.15m) x 13'6" (4.11m) maximum reducing to 9'0" (2.74m) (approximate measurements irregular shaped room). A light and spacious room. Large radiator. Television aerial point. Sash window to rear aspect offering fine outlook over communal gardens, quayside, parts of Exeter and countryside beyond. Door leads to:

KITCHEN

10'6" (3.20m) x 7'2" (2.18m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Fitted electric oven. Four ring electric hob with filter/extractor hood over. Integrated upright fridge freezer. Plumbing and space for washing machine. Window to front aspect.

From reception hall, door to:

BEDROOM 1

15'2" (4.62m) maximum into wardrobe space x 15'2" (4.62m) maximum (irregular shaped room). Large radiator. Built in double wardrobe. Sash window to rear aspect again offering fine outlook over communal gardens, quayside, parts of Exeter and countryside beyond.

From reception hall, door to:

BEDROOM 2

12'10" (3.91m) x 9'8" (2.95m) (average measurements irregular shaped room). Radiator. Sash window to front aspect.

From reception hall, door to:

SHOWER ROOM

9'2" (2.79m) x 6'10" (2.08m) maximum. A matching white suite comprising quadrant tiled shower enclosure with fitted mains shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Heated ladder towel rail. Tiled floor. Inset halogen spotlights to ceiling. Obscure glazed sash window to front aspect.

OUTSIDE

The property benefits from the use of the well maintained and kept communal gardens and grounds. Communal bike store. The property also benefits from its own private allocated parking space.

TENURE

SHARE OF FREEHOLD

MAINTENANCE CHARGE

We have been advised by our client that the current charge is £1,212.40 per annum.

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE, Three, O2 and Vodafone voice & data likely

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Medium risk

Mining: No risk from mining

Council Tax: Band C

DIRECTIONS

From Exeter city centre proceed down Holloway Street/Topsham Road and take the right hand turning into Friars Walk. Continue to the end of this road turning left into Friars Gate which then connects to Colleton Crescent where Riverside Court will be found on the left hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more check into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

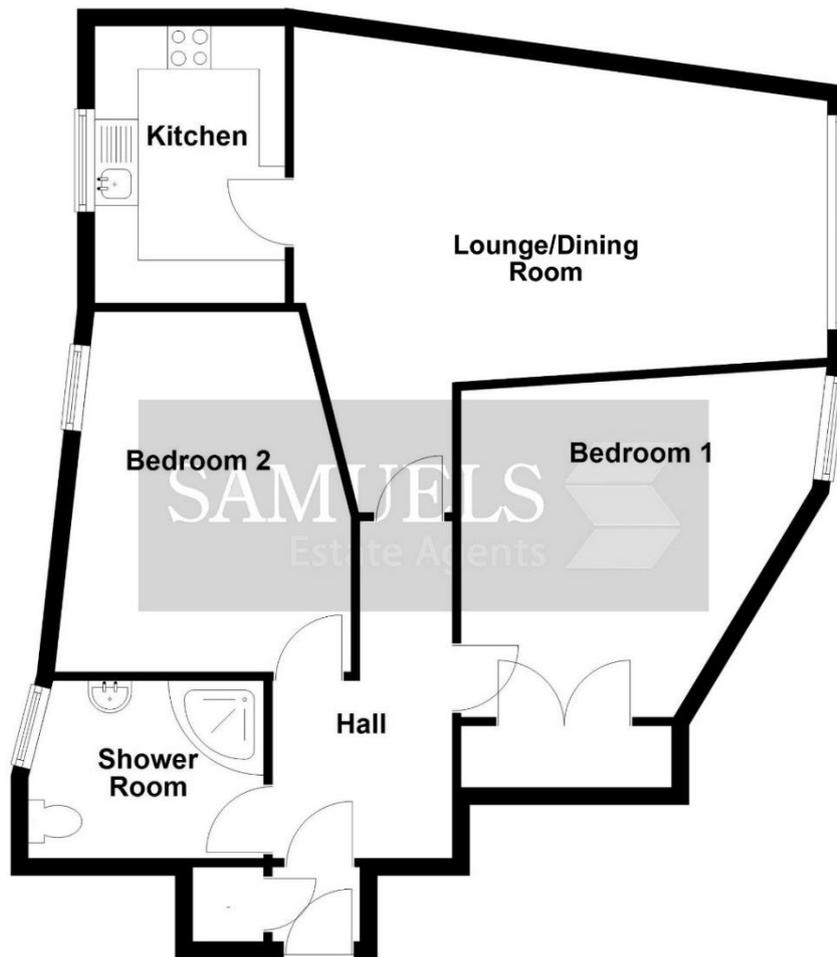
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/1023/8515/AV



Total area: approx. 75.7 sq. metres (814.9 sq. feet)

Floor plan for illustration purposes only – not to scale



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