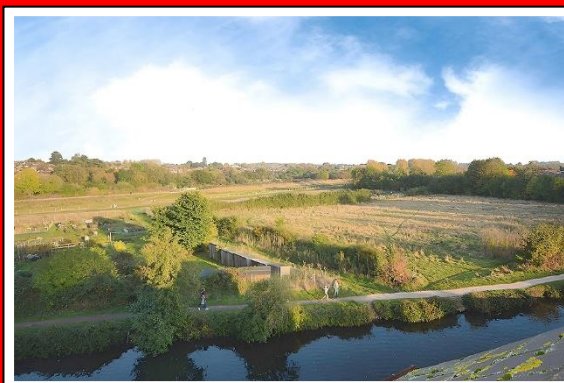




**APARTMENT 58, RIVER MEADOWS
WATER LANE
HAVEN BANKS
EXETER
EX2 8BD**



£275,000 LEASEHOLD



An opportunity to acquire a fabulous top floor apartment with stunning views and outlook over neighbouring area including Exeter canal, weirside, parts of Exeter and beyond. Presented in good decorative order throughout. Two double bedrooms. Ensuite shower room to master bedroom. Reception hall. Well proportioned lounge/dining room open plan to modern kitchen. Bathroom. Allocated parking space. Large garage (42'0 (12.8m - x 14'10 (4.52m)). Highly desirable residential location convenient to Exeter city centre and nearby quayside with its own range of leisure pursuits, bars and restaurants. No chain. A must see property. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door, accessed via telephone intercom, to:

COMMUNAL HALLWAY

Communal stairs lead to:

THIRD FLOOR LANDING

Private door leads to:

ENTRANCE VESTIBULE

Cloaks hanging space. Internal door leads to:

RECEPTION HALL

Airing cupboard housing hot water cylinder. Telephone intercom. Electric consumer unit. Door leads to:

LOUNGE/DINING ROOM/KITCHEN

21'6" (6.55m) maximum x 20'4" (6.20m). A fabulous open plan light and airy room with electric radiator. Television aerial point. Two telephone points. Two double glazed Velux windows to front aspect with outlook over neighbouring area and beyond. Access to roof space. Further double glazed Velux window to rear aspect offering fine outlook over neighbouring area including Exeter canal, Trews Weir, parts of Exeter and beyond. Open plan to:

Kitchen Area – A modern kitchen comprising a range of matching base, drawer and eye level units with wood work surfaces and tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven and grill. Four ring induction hob with filter/extractor hood over. Wine racks. Integrated fridge. Appliance spaces. Breakfast bar. Laminate wood effect flooring. uPVC double glazed triangular shaped window to rear aspect again offering fine outlook over neighbouring Exeter canal, Trews Weir, parts of Exeter and beyond.

From reception hall, door to:

BEDROOM 1

13'2" (4.01m) x 9'8" (2.95m) (Part sloped ceiling). Built in double wardrobe. Access to roof space. Electric radiator. Double glazed Velux window to rear aspect again offering fine outlook over neighbouring area including Exeter canal, Trews Weir, parts of Exeter and beyond. Door leads to:

ENSUITE SHOWER ROOM

7'10" (2.39) x 6'0" (1.83m) (Part sloped ceiling). A refitted modern matching white suite comprising quadrant tiled shower cubicle with fitted shower unit. Wash hand basin set in vanity unit with drawer space beneath and modern style mixer tap. Low level WC. Part tiled walls. Heated towel rail. Double glazed Velux window to front aspect with outlook over neighbouring area and beyond.

From reception hall, door to:

BEDROOM 2

10'4" (3.15m) x 10'4" (3.15m) (Part sloped ceiling). Electric radiator. Feature triangular shaped sealed unit double glazed window to rear aspect offering fine outlook over neighbouring Exeter canal, Trews Weir, parts of Exeter and beyond.

From reception hall, door to:

BATHROOM

A modern matching white suite comprising panelled bath with modern style mixer tap and separate mains shower unit over. Wash hand basin. Low level WC. Laminate wood effect flooring. Heated towel rail. Double glazed Velux window to front aspect with outlook over neighbouring area and beyond.

OUTSIDE

The property benefits from a private allocated parking space also included is a large garage:

GARAGE

42'0" (12.8m) maximum x 14'10" (4.52m) maximum (part dividing wall). With electric light.

TENURE

Leasehold. A lease term of 199 years commenced on 1st January 2003.

SERVICE/MAINTENANCE CHARGE

We have been advised the current charge is £100 per calendar month.

GROUND RENT

Peppercorn

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: Electric heating

Mobile: Indoors – EE, Three and Vodafone voice and data limited, O2 voice likely and data limited
Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely
Broadband: Standard, Superfast & Ultrafast available.
Flood Risk: River & sea –Low risk, Surface water –Low risk
Mining: No risk from mining
Council Tax: Band B (Exeter)

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 1st exit left into Alphington Street and at the traffic light junction take the left hand turning into Haven Road and continue around and bear right into Water Lane. At the crossroad junction turn left again a continuation of Water Lane and proceed almost to the very end of this road, passing Cotfield Street and Gabriels Wharf and 58 River Meadows will be found on the left hand side.

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.

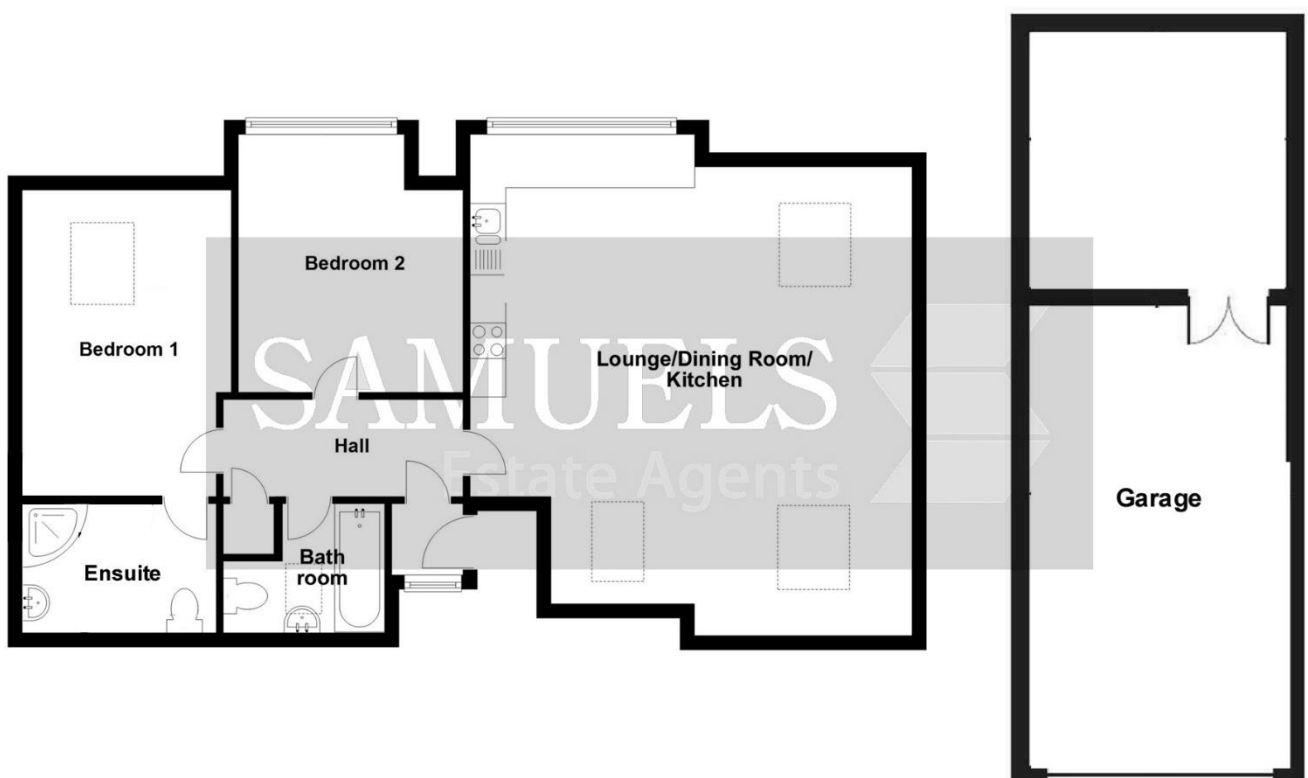
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0125/AV



Floor plan for illustration purpose only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		