



**29 MARITIME COURT
HAVEN ROAD
EXETER
EX2 8GP**



£210,000 LEASEHOLD



***A WELL APPOINTED PURPOSE BUILT GROUND FLOOR APARTMENT OCCUPYING A FABULOUS POSITION WITH PLEASANT VIEWS AND OUTLOOK OVER NEIGHBOURING QUAYSIDE*WELL PROPORTIONED LIVING ACCOMMODATION*TWO DOUBLE BEDROOMS*ENSUITE SHOWER ROOM TO MASTER BEDROOM*SEPARATE BATHROOM*
*SPACIOUS LOUNGE/DINING ROOM*KITCHEN*GAS CENTRAL HEATING*DOUBLE GLAZING*PRIVATE ALLOCATED PARKING SPACE*HIGHLY DESIRABLE RESIDENTIAL LOCATION CONVENIENT TO LOCAL AMENITIES, EXETER QUAYSIDE, CITY CENTRE AND RIVERSIDE WALKS*VIEWING HIGHLY RECOMMENDED***

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door, accessed via telephone intercom, to:

COMMUNAL HALLWAY

Rear courtesy door leads to:

EXTERNAL COVERED ENTRANCE

Private door leads to:

NUMBER 29

RECEPTION HALL

Radiator. Storage cupboard with fitted shelving. Smoke alarm. Telephone intercom. Further upright storage cupboard. Thermostat control panel. Part glass panelled door leads to:

LOUNGE/DINING ROOM

17'4" (5.28m) x 11'2" (3.40m). A light and spacious room. Two radiators. Television aerial point. Telephone point. Inset LED spotlights to ceiling. Double glazed window to front aspect with access over neighbouring quayside. Door to:

KITCHEN

10'4" (3.15m) average measure x 6'10" (2.08m) average measurement (irregular shaped room). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. Double oven/grill. Four ring gas hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Space for upright fridge freezer. Further appliance space. Radiator. Tiled floor. Wall mounted boiler serving central heating and hot water supply. Inset LED spotlights to ceiling. Double glazed window to side aspect.

From reception hall, door to:

BEDROOM 1

11'0" (3.35m) excluding wardrobe space x 9'4" (2.84m). Radiator. Large built in double wardrobe. Inset LED spotlights to ceiling. Double glazed window to side aspect. Door to:

ENSUITE SHOWER ROOM

A refitted modern matching white suite comprising quadrant tiled shower enclosure with fitted mains shower unit. Wall hung wash hand basin with modern style mixer waterfall mixer tap. Low level WC. Tiled wall surround. Tiled floor. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling.

From reception hall, door to:

BEDROOM 2

10'2" (3.10m) x 9'0" (2.74m) maximum. Radiator. Inset LED spotlights to ceiling. Double glazed window to rear aspect.

From reception hall, door to:

BATHROOM

A matching white suite comprising Jacuzzi style bath with fitted mains shower unit over and glass shower screen. Low level WC. Wash hand basin with waterfall mixer tap. Tiled wall surround. Tiled floor. Extractor fan. Inset LED spotlights to ceiling. Heated ladder towel rail.

OUTSIDE

The property benefits from a private allocated space numbered '29'.

TENURE

Leasehold. We have been advised a lease term of 999 years was granted on 18th June 1999.

SERVICE CHARGE

£120 per month

DIRECTIONS

Proceeding out of Exeter over Exe Bridge take the 1st exit left into Alphington Street and at the traffic light junction turn left into Haven Road. Continue around bearing left again a continuation of Haven Road and proceed along almost to the end of this road taking the right hand turning and Maritime Court will be found on the left hand side.

VIEWING

Strictly by appointment with the Vendor's 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 investigations 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.

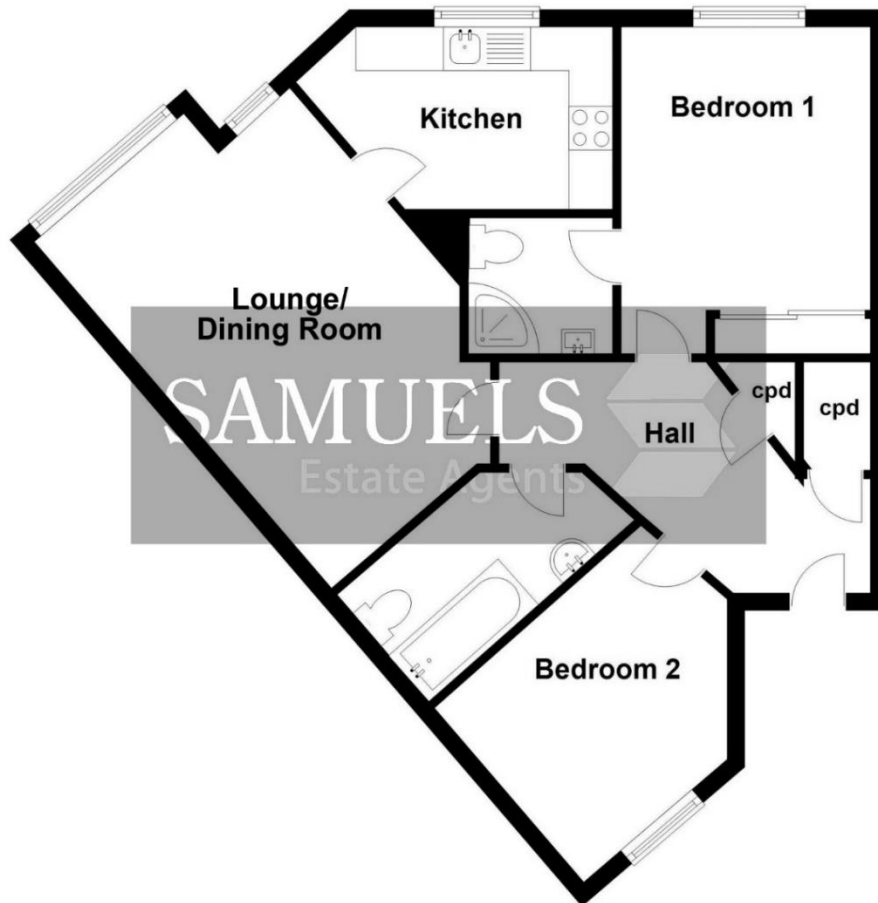
You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will 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/0122//AV**



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		