

COMPASS QUAY, EXETER, EX2 8GW

GUIDE PRICE





A wonderful opportunity to acquire a WATERFRONT, beautifully presented 2 double bedroom / 2 bathroom, 2nd floor apartment located on the popular Exeter Quay. This is an amazing first home or investment property and comes with an allocated parking space in a private gated car park.

Located near to the waterfront with amenities, bars and restaurants on your doorstep. Only a short walk from Exeter city centre, there are well regarded primary & secondary schools within easy access of the property. The property is conveniently located close to a bus route, train station and is well situated for access to major road links including the M5 and A30.

Throughout the home, there are double glazed windows and gas central heating.



The spacious living area of this property is open plan with a dining area and has access to a balcony letting lots of light enter the room and making a great outside space to sit and enjoy the views of the river. The fitted kitchen is separate and has lots of storage for essentials and ample space for appliances. There is a window which overlooks the river making doing the washing up a little more pleasant!

PROPERTY ACCESS Intercom system linked to the flats. A communal hallway leads to the apartment.

ENTRANCE HALL Leading to the rooms in the apartment and giving access to two large storage cupboards. Radiator.

LIVING/DINING ROOM Extremely spacious room with large windows and access to the balcony. Double doors leading into kitchen. Two Radiators.

BALCONY Wonderful outside space with river view. A great space for a morning coffee.

KITCHEN Fitted kitchen with lots of storage and ample space for kitchen appliances. Double oven with 4 ring gas hob. Window overlooking the rear. Boiler location.

BEDROOM ONE Large double bedroom with window and integrated sliding wardrobe.

EN-SUITE Good sized en-suite consisting of a shower, WC and hand wash basin. Radiator.

BEDROOM TWO Double bedroom with window and integrated sliding wardrobe. Blinds. Radiator.

FAMILY BATHROOM Good sized bathroom consisting of a WC, hand wash basin and bath with shower overhead. Fully tiled shower following throughout the room. Heated Towel Rail.



LEASE DETAILS The service charges are a total of £1,450pa.
199 years from 1 June 2000

All mains service
Council Tax band: D

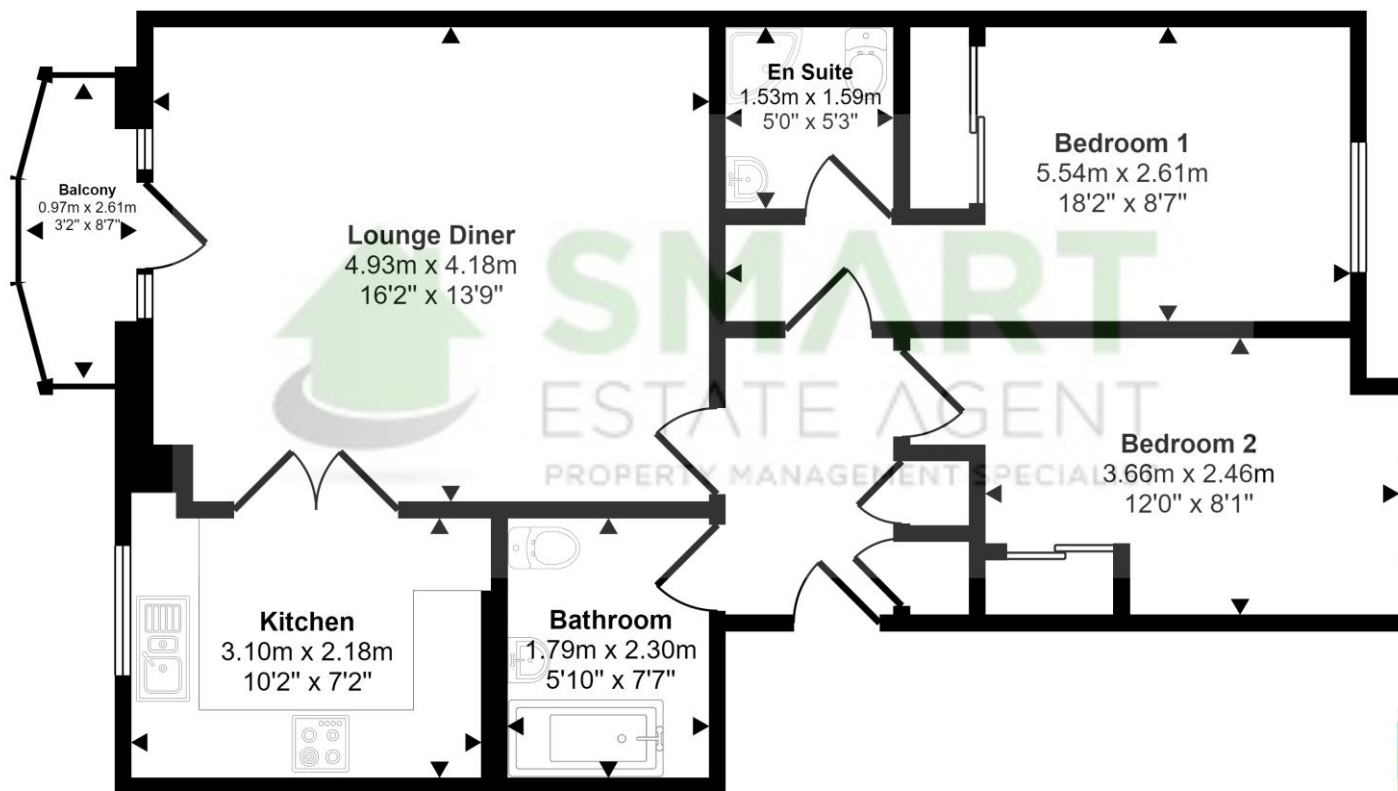
Phone: Full coverage
Internet: Superfast fibre broadband up to more information.







Approx Gross Internal Area
63 sq m / 681 sq ft



Floorplan

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

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.