



## Flowerpot Lane, Exeter, EX4 1EA

£450,000

A stylish two bedroom waterside apartment on the second floor of this development built in 2006. Offering open plan living, dining and kitchen area with stunning views over the River Exe from its balconies.

**Winkworth**

[Winkworth.co.uk](http://Winkworth.co.uk)

Crediton: 01363 773757  
[crediton@winkworth.co.uk](mailto:crediton@winkworth.co.uk)

Exeter: 01392 271177  
[exeter@winkworth.co.uk](mailto:exeter@winkworth.co.uk)

Tiverton: 01884 675 675  
[tiverton@winkworth.co.uk](mailto:tiverton@winkworth.co.uk)





## The Property:

Accessed via a communal entrance door with a security entrance intercom into the communal hallway with a lift or stair access to the second floor with a private front door.

There is both pedestrian and vehicular gated access to the development.

On entering the apartment you immediately walk into the large open plan living/dining room and kitchen. This is a spacious area taking full advantage of the wonderful river views with a patio door opening onto the large balcony.

The newly fitted kitchen offers plenty of storage with modern handleless wall and base units. Grey composite inset sink with mixer tap and additional hot water tap. Integrated appliances, including a Bosch induction hob, electric double oven with microwave and integrated fridge/freezer and dishwasher. The kitchen and breakfast room also provides space for a table for family dining.

Hallway with two large cupboards, one with plumbing for a washing machine.

Bedroom one with three double glazed windows to the front taking full advantage of the great views, with door giving access to the balcony. Wall mounted radiator, double and single built-in wardrobes, door to ensuite.

The en-suite has a vanity unit with basin and low level WC, shower and heated towel rail.

Bedroom two is a second double bedroom with floor to ceiling upvc windows, built in shelving with lighting and cupboards with hanging rail. Double glazed door out onto the balcony.

Family bathroom, a modern suite with panelled bath with electric shower over, low level WC, pedestal wash handbasin, large mirror with light to side, heated towel rail, tiled surround.

There is a single garage with up and over electric door for the apartment.

There are two visitors parking spaces.

Services:

All mains connected

Council tax band: E

Lease 125 years from 1st January 2006

Service Charge £213.44 per month

Ground Rent £150 per annum

Mobile: Normal coverage available

Broadband: Ultrafast available - 1800Mbps - 220Mbps



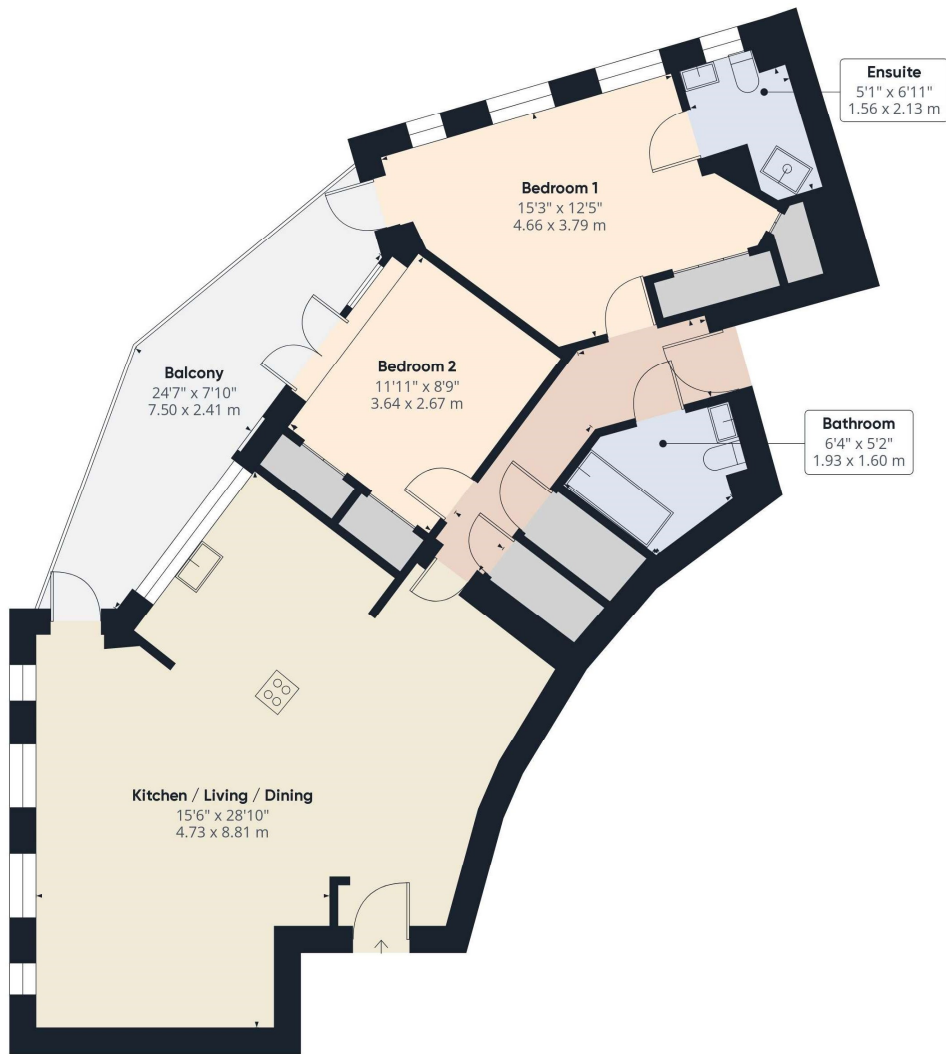


## At a glance....

- 2 Double Bedroom Waterside Apartment
- Main Bedroom with En-Suite
- Family Bathroom with Bath and Shower Over
- Open Plan Kitchen/Living/Dining room
- Access to Balconies From All Rooms
- Outstanding Views of the River Exe and City
- Single Garage with up and over Electric Door
- Gated Development

## PROPERTY INFORMATION:

- Leasehold
- Lease 125 years from 1st January 2006
- Service Charge £213.44 per month
- Ground Rent £150 per annum
- Council Tax Band: E
- Mains Electric, Gas, Water and Drainage.
- Lease 125 years from 1st January 2006
- Service Charge £213.44 per month
- Ground Rent £150 per annum



NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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