



Clipper Quay, Exeter, EX2 4AP

£250,000

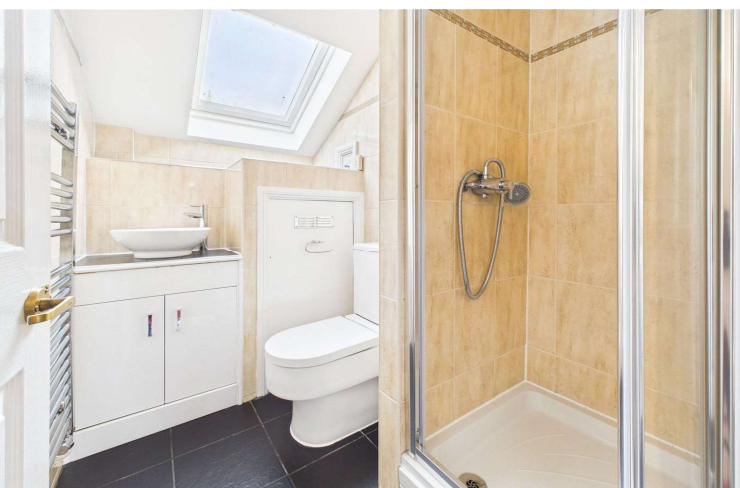
A well-presented two-bedroom second-floor apartment in Clipper Quay with quay views and lift access. It features a sitting/dining room, modern kitchen, two bedrooms (principal with en-suite), a shower room, allocated parking, and secure communal areas.

Winkworth

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A well-presented two bedroom top floor apartment enjoying attractive views over the quay, situated within the popular and well-maintained Clipper Quay development.

Description.

The accommodation is light and spacious throughout and comprises a large sitting/dining room, ideal for both relaxing and entertaining, with a pleasant outlook across the water. The modern fitted kitchen is well equipped with a range of units and benefits from integrated appliances, including a dishwasher, washer/dryer, oven and microwave. There is also space for a tall fridge freezer and a breakfast bar.

The property offers two bedrooms, with the main bedroom featuring an en-suite bathroom fitted with a bath and overhead shower. Bedroom two benefits from fitted wardrobes and built-in units, providing excellent storage. A separate shower room serves the remainder of the apartment, making the layout ideal for sharers, guests or home working.

Further benefits include allocated gated parking, a communal lift providing access to all floors, and secure communal areas.

An excellent opportunity for owner-occupiers or investors alike, and early viewing is highly recommended to appreciate the location, views and overall accommodation on offer.

Clipper Quay is ideally positioned along Exeter's sought-after quay, offering immediate access to scenic riverside walks, cycle paths and a range of popular cafés, restaurants and leisure facilities. Exeter city centre is within easy reach, providing a comprehensive selection of shopping, dining and cultural amenities, while excellent transport links are available via nearby road networks and public transport, including Exeter St David's and Central stations.

SERVICE CHARGE: £1,913.09 for the period 1 Jan 2026 - 31 Dec 2026

RESERVE FUND: £832.20 for the period 1 Jan 2026- 31 Dec 2026

GROUND RENT: £100 rising to £200



At a Glance:

Second Floor Apartment

Two Double Bedrooms

Two Spacious Bathrooms

Kitchen with Integrated Appliances

Large Sitting/Dining Room

Communal Lift

Secure Gated Parking

Quayside Views

PROPERTY INFORMATION:

COUNTIL TAX: Band D

SERVICES: Mains Electric, Water & Drainage

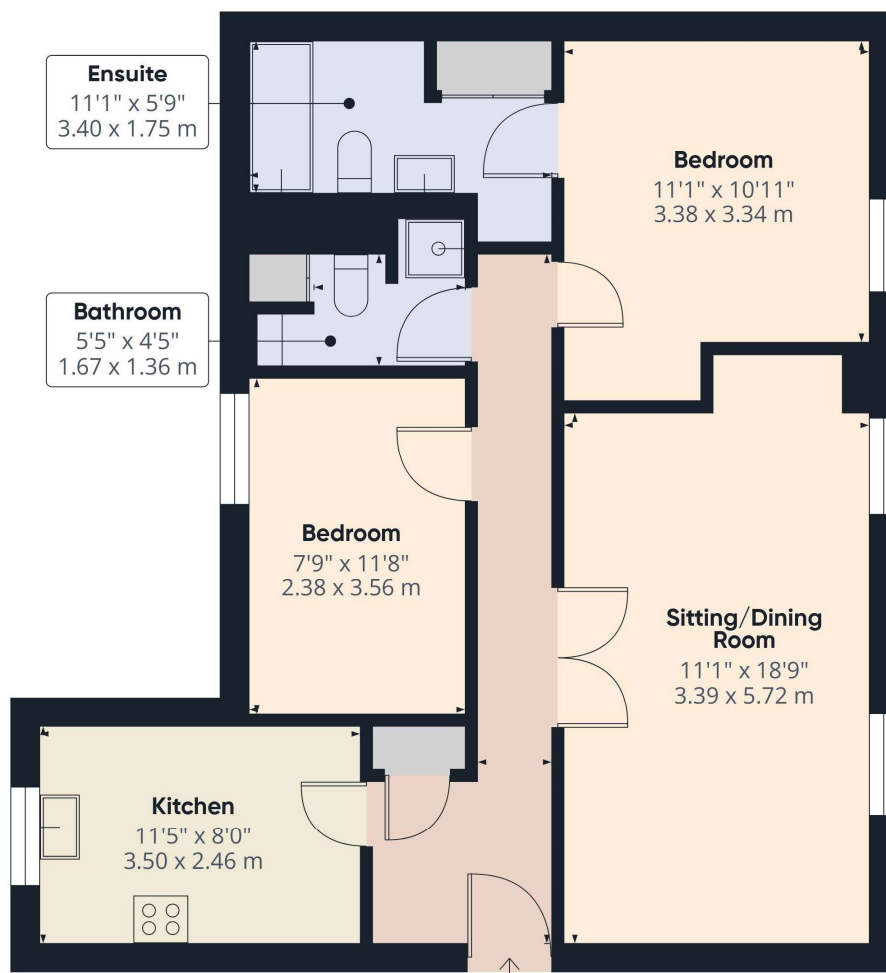
HEATING: Gas Central Heating

BROADBAND: Full Fibre Broadband. Checked on Openreach January 26

MOBILE: Signal Dependant on Provider

LISTED: No

TENURE: Leasehold. Term 125 Years from 24 June 1990.



PLEASE NOTE.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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