



## Waterside, Exeter, EX2 8GU

£195,000

Nestled along the picturesque Exeter Quayside, this delightful Two Bedroom apartment offers a harmonious blend of modern living and serene waterside ambiance.

NO ONWARD CHAIN!

**Winkworth**

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## Description:

Situated in the sought-after Waterside development, this top floor apartment enables residents to enjoy immediate access to Exeter's vibrant Quayside, renowned for its array of cafes, restaurants, and boutique shops.

## The Property:

Security entry phone system with remote unlocking from within the apartment.

Stairs to the upper floors, private door which opens onto to a stylish hallway, with two spacious storage cupboards, hatch for loft access.

The heart of this home is the striking open plan living and dining area, an ideal space for both relaxing and entertaining. Adjacent is the contemporary kitchen, featuring wall and base units, a built in electric oven and hob with extractor over, stainless steel sink with mixer top, room for dishwasher, and space for a freestanding fridge/freezer and washing machine.

There are two well proportioned double bedrooms, both offering comfortable living space. Bedroom One includes a built in wardrobe.

Bathroom with white suite, panelled bath with shower over, pedestal wash hand basin with low level WC.

The property further benefits from a secure allocated parking space conveniently located near the communal door. A secure communal bike shed and visitors parking is also available.

Excellent Transport Links: The city centre is within walking distance, and the property offers easy access to major routes, including the A30 and M5.

The area boasts seven miles of level cycle paths and numerous water based activities, catering to both relaxation and adventure enthusiasts.

With a strong rental yield and consistent demand in the area, this apartment presents an attractive opportunity for investors.

## PLEASE NOTE.

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.

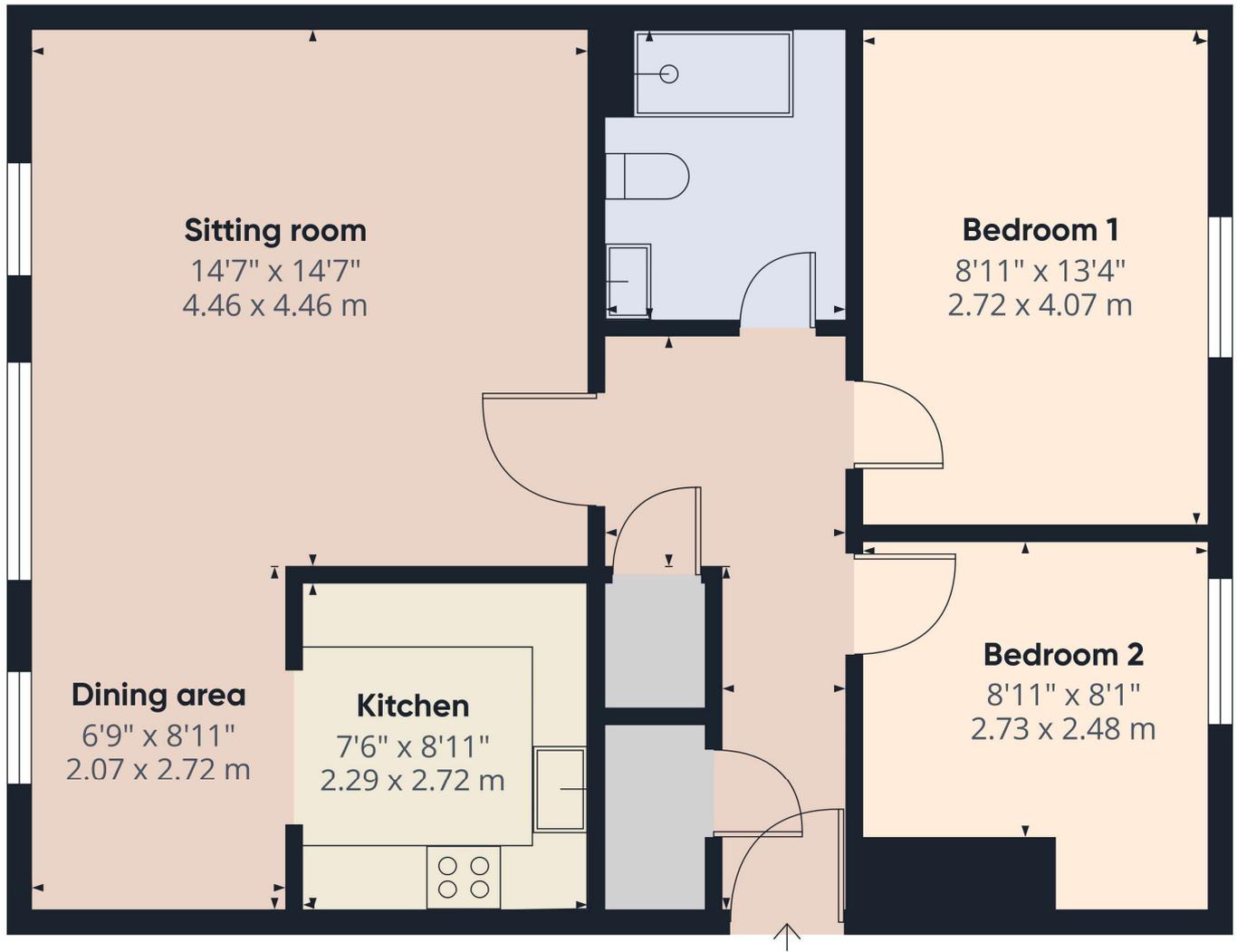


## At a glance:

- Top Floor Apartment
- Two Double Bedrooms
- Large Open Plan Living/Dining Room
- Modern Kitchen
- Family Bathroom
- Allocated Parking Space with Visitors Parking
- Secure Bike Shed
- Well Maintained Communal Gardens
- Great Quay Location
- NO ONWARD CHAIN!**

## PROPERTY INFORMATION:

- TENURE:** Leasehold. **Term.** Beginning on and including 1 December 1989 and ending on and including 30 December 2988.
- PARKING:** 125 Year Lease from 19/12/1996
- COUNCIL TAX:** Band C
- SERVICES:** Mains Electric, Water & Drainage
- HEATING:** Electric
- BROADBAND:** Full Fibre Broadband. Checked on Openreach 25
- MOBILE:** Signal Dependant on Provider
- LISTED:** No
- SERVICE CHARGE:** SERVICE CHARGE: £1204.30 from 1st October 2025 to 31st March 2026



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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