



## Flat 52, River Meadows Water Lane, Exeter

Guide Price £215,000

## Flat 52

River Meadows Water Lane, Exeter

- Modern 2 bedroom apartment
- Canal side location
- Modern kitchen and bathroom
- Terrace with water views
- Close to Exeters' historic Quay side
- Mains gas central heating
- Garage
- No chain

Set in a highly sought after waterside position on the edge of Exeter's historic Ship Canal, No.52 River Meadow enjoys an elevated ground floor setting with far reaching views across the canal and nearby riverside landscape. Just a short stroll away lies Exeter's vibrant Quayside, with its array of independent cafes, restaurants and waterside walks, while the city centre and Cathedral are also within easy reach, offering excellent shopping, transport links and cultural attractions. The location perfectly combines peaceful waterside living with the convenience of city life close at hand.

The apartment itself is beautifully presented and has been thoughtfully upgraded by the current owners, benefitting from a modern fitted kitchen and upgraded bathroom, along with the added advantage of gas connected to the property, something many neighbouring apartments do not enjoy. The accommodation flows well, with a bright open plan living space designed to take full advantage of the outlook, creating a warm and welcoming feel throughout.





There are two well proportioned double bedrooms. One of the standout features of this apartment is the superb private terrace, elevated above the canal and offering a wonderful space to sit out, relax and enjoy the picturesque waterside views. It is a real extension of the living accommodation and a feature that truly sets the property apart from many others in the development.

The property also benefits from a shared double garage, providing half of the space for secure storage or parking, along with plentiful on street parking nearby.

River Meadow presents a fantastic opportunity to enjoy some of Exeter's most desirable apartment living, close to the quay and walking distance into town.

#### Agents' Notes:

#### Virtual Staging:

Some images in this listing have been digitally enhanced or altered, for example by removing furniture, to help illustrate how the property could look. These images are only illustrative. Always rely on your viewing for an accurate understanding of the property.

#### Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

#### Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time.

Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

**Flood Risk:** We're informed by the seller that the property has not experienced flooding. Buyers should check the Environment Agency's online flood-risk maps (or Natural Resources Wales equivalent) and confirm insurability with their conveyancer.

#### Leasehold / Shared Ownership:

We're informed by the seller that the property is leasehold. Buyers should confirm the remaining term, ground rent, service charge and any review or management fees with their conveyancer. Buyers should also confirm any restrictions on alterations, subletting or use with their conveyancer.

#### Shared / Communal Areas:

We're informed by the seller that the property has shared use of some shared areas. Buyers should confirm maintenance responsibilities, rights of use and any associated costs with their conveyancer.

#### Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Exeter City Council

Approx Age: TBC

Construction Notes: Standard

Utilities: Mains electric, water, gas, telephone & broadband

Drainage: Mains

Heating: Mains gas



Listed: No

Conservation Area: No

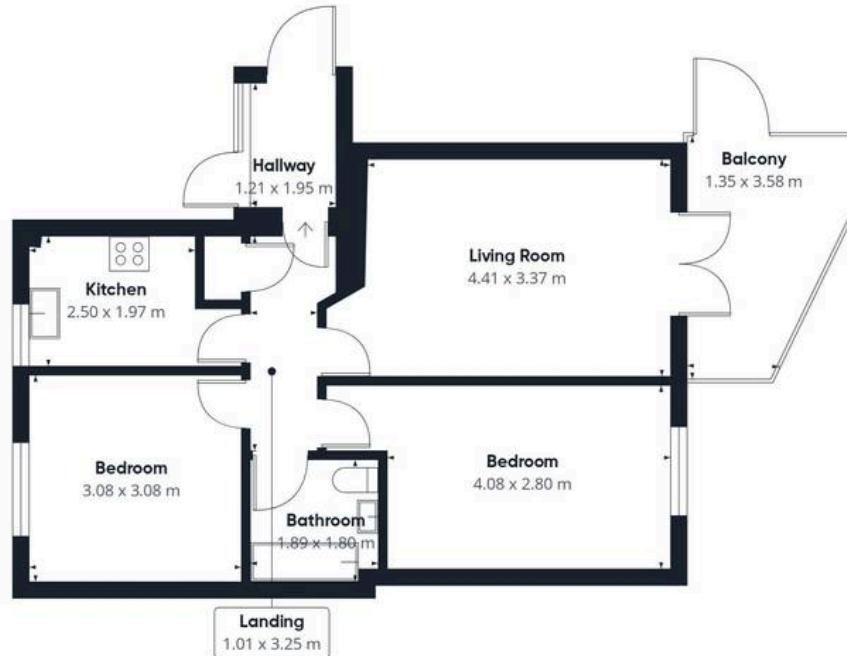
Tenure: Leasehold 199 years from 2003. Annual service charge is £1440 (£120 per month) to cover maintenance, insurance etc. A detailed copy of what's covered is available upon request.

**EXETER** is the cathedral city and capital city of Devon. The city is on the River Exe about 37 miles (60 km) northeast of Plymouth and 70 miles (110 km) southwest of Bristol.

Exeter was the most south-westerly Roman fortified settlement in Britain. Exeter Cathedral was founded in the mid-11th century. During the late 19th century, Exeter became an affluent centre for the wool trade. After the Second World War, much of the city centre was rebuilt and is now considered to be a centre for modern business and tourism in Devon and Cornwall. Famed for its world class University.

DIRECTIONS : For sat-nav use EX2 8BD and the What3Words address is ///almost.small.unwanted and parking is available on the street.





Approximate total area<sup>(1)</sup>  
77.8 m<sup>2</sup>

Balconies and terraces  
7.3 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



## Helmores

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