



Connells

Maritime Court Haven Road
Exeter



Property Description

Guide Price £220,000-£230,000

This fantastic ground floor apartment comes to the market with no onward chain and presents an excellent opportunity for buyers seeking a home in a highly desirable quayside location. Positioned directly opposite the water's edge, the property enjoys easy access to scenic river walks along with the wide range of leisure facilities, shops and restaurants available on the quay. Maritime Court is a modern development of apartments situated opposite the boat yard and perfectly placed to enjoy everything the waterfront lifestyle has to offer. The apartment benefits from its own private entrance, with a front door leading into a welcoming entrance hall that provides access to the main living areas.

Inside, the property offers two good-sized double bedrooms, with the principal bedroom enjoying views towards the quay and the added benefit of an en-suite shower room. The spacious living room features two front-facing windows which allow plenty of natural light while also providing pleasant outlooks towards the quay. The kitchen is fitted with a range of wall and base units along with integrated appliances including a double oven, hob and fridge freezer, and also benefits from a window to the front. Overall, the apartment has been superbly maintained and is presented in very good condition throughout. Externally, the property benefits from an allocated parking space for one vehicle, along with access to a large communal bike store.

Entrance Hall

Two storage cupboards, wall mounted radiator.

Living Room

A spacious room with two double glazed side aspect windows, wall mounted radiator and door to...

Kitchen

Double glazed rear aspect window, wall and base units, work surfaces, boiler, oven, gas hob and extractor over, sink and drainer, built-in fridge freezer, space for washing machine, wall mounted radiator.

Bedroom 1

Double glazed rear aspect window, fitted wardrobe with sliding door, wall mounted radiator.

En Suite

Walk-in mains shower, low level toilet, wash hand basin, wall mounted radiator.

Bedroom 2

Double glazed front aspect window, wall mounted radiator.

Bathroom

Bath, low level toilet, wash hand basin, half-tiled walls, wall mounted radiator.





Total floor area 63.1 m² (679 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
 EXETER EX1 1DZ

EPC Rating: C Council Tax
 Band: C

Service Charge:
 2513.42

Ground Rent:
 50.64

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR317598

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jul 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EXR317598 - 0002