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38 Maritime Court, Haven Road
Exeter, EX2 8GP

A superb second floor apartment with great views over the canal basin and within walking distance of the city centre.

City Centre; Driving 1 mile/Walking 0.5 mile M5 (J31) 3.6 miles

• Large reception room with balcony • Kitchen • 2 Bedrooms • 2 Bathrooms (1 en suite) • Allocated parking • River and canal views • No onward chain •

Guide price £245,000

Cornwall | Devon | Somerset | Dorset | London

SITUATION

Maritime Court is in a delightful quayside location and within walking distance of the city centre. Exeter's historic quayside is an attractive area of the city with interesting architecture, pubs, restaurants, cafes and independent shops. In addition there are pleasant walks and cycling along both the river and canal as well as a rowing club and water sports activities. Throughout the year events are held around the quay, everything from the weekly Exeter Riverside Park Run to monthly street food markets and live music events.

The university and cathedral city of Exeter affords a fantastic range of amenities, including both private and state schooling, sporting and leisure facilities and a wealth of excellent shopping and dining. The M5 is easily accessible and provides links to the A30 and A38 trunk roads. The city has two mainline railway stations on the Paddington and Waterloo lines and an international airport with daily flights to London.

DESCRIPTION

No. 38 Maritime Court enjoys a fantastic outlook, with views across the canal basin towards the cathedral, Colleton Crescent and St Leonard's church. This purpose built apartment block was constructed in 1998 with this second floor apartment enjoying spacious accommodation of 665sq ft. This includes a large sitting/dining room with balcony providing an ideal space for enjoying the fantastic outlook and a principal bedroom benefitting from an en suite shower room. There is also an allocated parking space.

ACCOMMODATION

From the secure entrance door of Maritime Court (with intercom entry system), there is a communal staircase and a lift to the second floor where the entrance to number 38 is located. The entrance hallway benefits from two storage cupboards and an intercom system.

The spacious living/dining room benefits from the charming views through double glazed French doors with side panels to the front



aspect. The kitchen comprises a range of units offering useful storage space, integrated 4-ring gas hob with oven below and integrated fridge/freezer, along with space for dishwasher and a laundry appliance.

The principal bedroom suite enjoys the fine outlook and includes mirror-fronted double wardrobes and an en suite shower room fitted with a white suite comprising shower cubicle, low level wc, pedestal wash basin and heated towel rail.

On the opposite side of the hallway is the second bedroom with a window to the rear aspect and a bathroom, again, fitted with a white suite, including a panelled bath with shower over, pedestal wash basin and low level wc.

OUTSIDE

Accessed off the sitting room is the balcony, where the views can be fully appreciated, with space for tubs and shrubs.

The property also benefits from allocated parking.

TENURE

The property is leasehold and the rent is "a peppercorn". It is held on a 199 year lease from 1st July 1998 (179 years remaining).

SERVICE CHARGE

The maintenance charges are approximately £840 and £30 per annum and there is an option to pay in monthly instalments. There is a management fee of £70 per month.

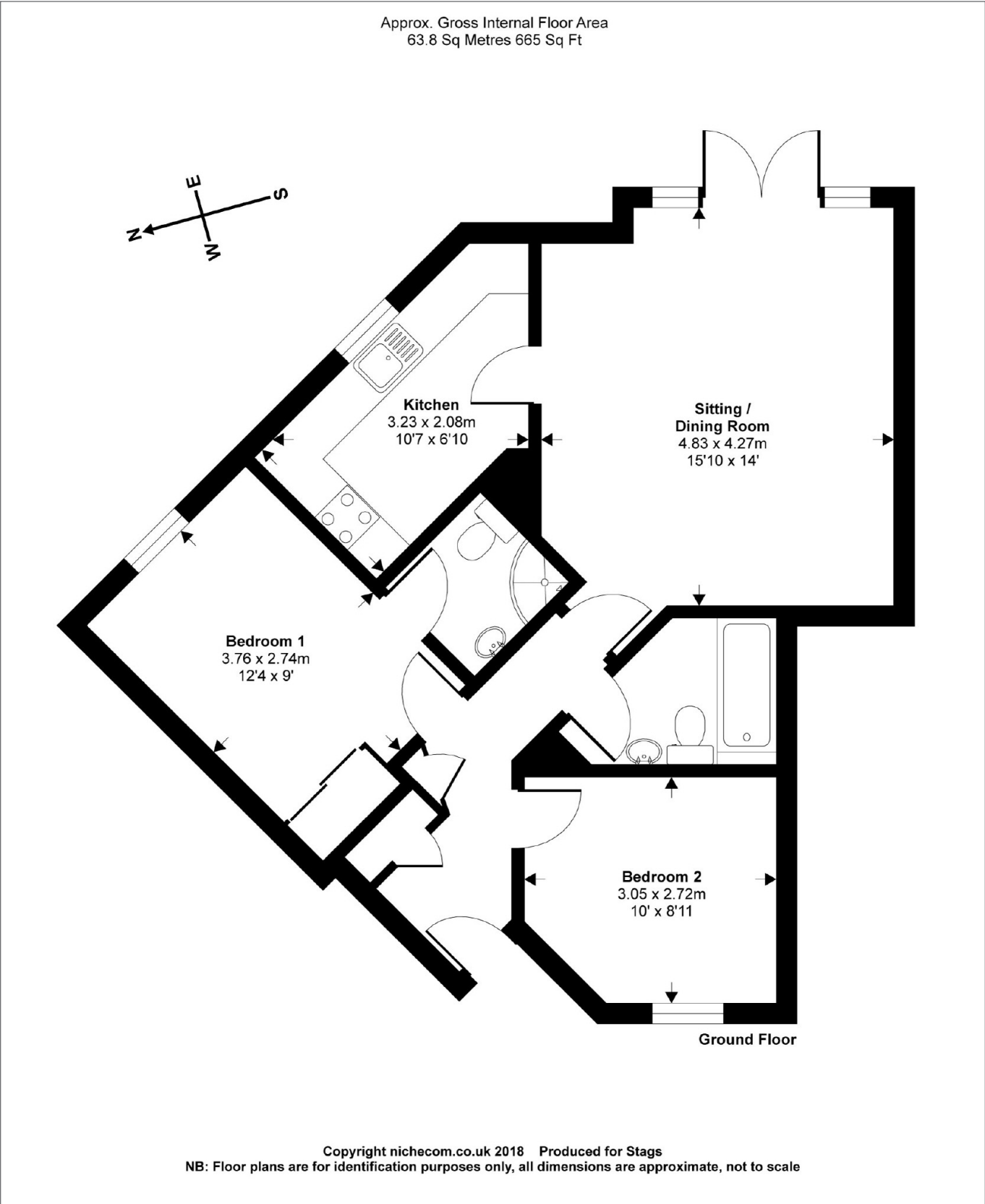
SERVICES

All mains services are connected. Gas-fired central heating.

DIRECTIONS

From Exe Bridges roundabout, after crossing the river, take the first left into Haven Road. After about 50 yards, turn left again continuing on Haven Road. Continue on this road, passing the canal basin on the left, and the property will be found after a short distance on the right.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	84
EU Directive 2002/91/EC		