



£145,000

A one bedroom apartment in a canal side development - an ideal first home or investment

- 2nd floor one bedroom apartment
- Great canal side position
- Good living room, fitted kitchen
- Double bedroom, bathroom
- Allocated off road parking
- An ideal first home, downsize or investment
- No stamp duty payable for first time buyers!

35 River Meadows, Exeter,
EX2 8BD

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Description

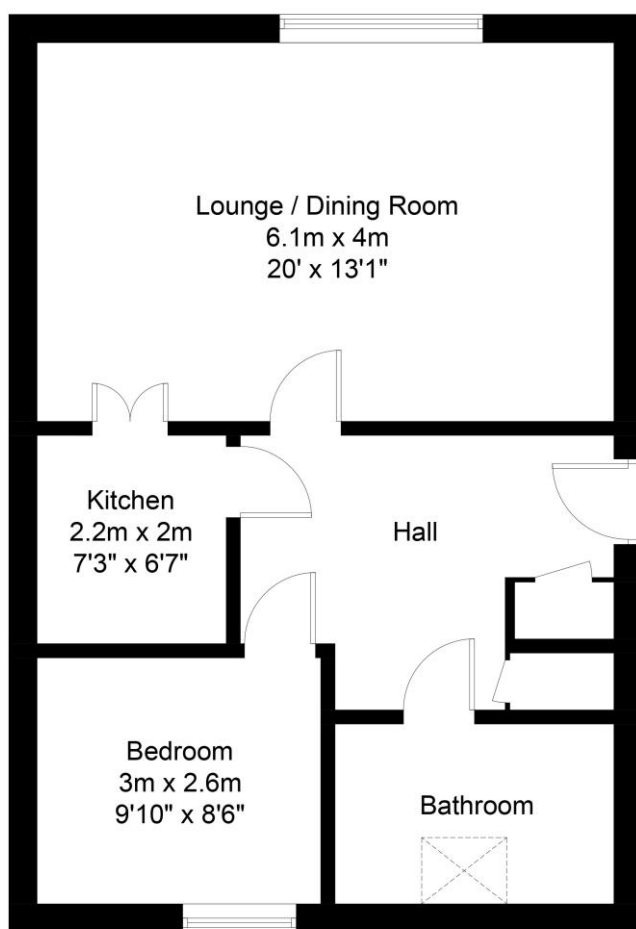
This is a one bedroom 2nd floor apartment within a development on the banks of the Exeter Canal. The apartment offers a good size lounge/dining room. A fitted kitchen, with a serving hatch to the dining area, a double bedroom and a bathroom. All appears to be well maintained and the accommodation is attractively presented. Outside, there is an allocated, off road, parking space. This offers views over the Canal and beyond over it's basin to the River Exe and Trews Weir.

We feel that this could be an ideal first home, downsize or investment purchase and no stamp duty would be payable by first time buyers. No onward chain is anticipated.



Location

The River Meadows development enjoys an enviable position, sitting directly alongside Exeter Canal and overlooking its basin and the River Exe beyond. The position offers immediate access to the pathways running along the Canal and the Exe, ideal for walking and cycling. There are good local facilities nearby, including the Cowick Street shopping precinct. Exeter city centre and all it offers is within walking distance, but also may be accessed by a regular bus service.



TENURE

Leasehold (125 years from 1993).

SERVICES

Mains electricity, water and drainage.

SERVICE CHARGE

£195.74 per quarter/£782.96 per annum.

EPC RATING

72, 77 - 63, 69.

GROUND RENT

£50 per annum (included in service charge).

REFERENCE

10506.

COUNCIL TAX

Band A.



26 Fore Street
Silverton
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EX5 4HP

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing McKinley White has any authority to make or give any representation or warranty in relation to this property.