



Kennaway House, Exeter  
Guide Price £400,000





# Apartment 5 Kennaway House

## Commercial Road, Exeter, Devon, EX2 4AE

A beautifully designed two double bedroom apartment with balcony providing views towards the river, part of an imaginative conversion of a handsome former warehouse on Exeter's historic quayside to create stunning and uniquely individual high specification apartments. The property also has two bathrooms and a large kitchen/living room.

- EXCEPTIONALLY DESIGNED APARTMENT IN AN OUTSTANDING WATERSIDE DEVELOPMENT
- TWO DOUBLE BEDROOMS WITH EN-SUITE BATHROOM
- COMMUNAL ATRIUM AREA AND KEYPAD ENTRY SYSTEMS
- LEASEHOLD
- LARGE OPEN PLAN LIVING AREA WITH FITTED KITCHEN
- APPROXIMATELY 895 SQ FT
- DOWNSTAIRS SHOWER ROOM
- WATERSIDE POSITION ON THE HISTORIC EXETER QUAY
- BALCONY WITH VIEWS TOWARDS THE RIVER
- NO ONWARD CHAIN



## The Property

A beautifully designed two bedroom apartment with balcony providing views towards the river, part of an imaginative conversion of a gorgeous former warehouse on Exeter's historic quayside to create stunning and uniquely individual high specification apartments. The property has an open entrance hall with access to the shower room, stairs to the first floor and a door to the living area. The kitchen is fitted with wall and base units including oven, hob, extractor, fridge freezer and washer/dryer. This leads through to the living area which has space for a table and a sitting area with access out to the balcony. There is a door into the downstairs bedroom which is a double room with a window to the side. The shower room is fitted with a walk-in shower with tiled surround, W.C and wash hand basin. On the first floor there is a double bedroom with the en-suite, which has a freestanding bath, walk-in shower, W.C and wash hand basin. The overall finish is fantastic and includes exposed wooden beams, masonry lovely skylights allowing light to travel right through the apartment. The balcony has room for a table and chairs and offers views towards the river.

## The Location

This beautiful apartment is superbly located in on the quayside right on the banks of the River Exe. The Quayside is a hive of activity and offers a unique collection of shops, restaurants, bars and many outdoor activities. The network of level pathways and bridges is perfect for riverside walks and cycle rides. Further down river you will find Trew's Weir and the Suspension Bridge, Belle Isle Park and the Double Locks Hotel. The location also offers easy access into the city with its array of shops, restaurants and bars. Whilst the Quay is a buzz it still maintains a calm, friendly and relaxed atmosphere, a perfect getaway from the city centre.

The property is within a short drive or walk from the city centre. Exeter city provides all of the cultural, shopping and leisure facilities one would expect of the county capital. There are a wide range of both private and public schooling as well as the highly regarded Exeter University which is part of the Russell Group. The city has fantastic transport links with a railway line of the Waterloo and Paddington lines, International Airport, the M5 at Junction 30 and 31, in addition to regular bus routes navigating around the city and beyond. Exeter city is commutable to the wilderness of Dartmoor with its great range of countryside activities and breath-taking views.

## Directions

From the city centre, leave via South Street and at the bottom, use the right lane to go down Western Way. As the road bends around to the left, take the left turn into Lower Coombe Street and the turn right into Quay Hill. At the bottom of the hill, turn right onto Commercial Road and Kennaway Apartments can be found on the left after Samuel Jones.

## The Atrium

The Atrium is the communal centre of Kennaway Apartments, it links all 7 properties with a large, light and open space with a seating area and many skylights above. There is a table tennis table for residents and a projector for movie nights. It is a stunning and fitting space for such individual and contemporary apartments.

## Entrance Hall

Open area with stairs to first floor, door to shower room and door to living area.

## Kitchen/Living Room

Large open plan area with fitted wall and base units, fitted oven, hob and extractor plus fridge/freezer, dishwasher and washer/dryer. Living area with space for dining table, doors out to balcony and door to downstairs bedroom.

## Downstairs Bedroom

Double room with window to side.

## Shower Room

White suite with walk-in shower, tiled walls, W.C and wash hand basin.

## First Floor

### Bedroom One

Double room with several skylights, door to en-suite.

### En-Suite

White suite with standalone bath, walk in shower, W.C and wash hand basin. Feature tiling and skylights.

### Outside

Balcony from living room with space for table and chairs.

## Lease Information

Leasehold

Lease length - 130 years from 2017

Service charge - £2,580.05 per year

No ground rent

## Agents Note

Please note that the virtual tour and photos listed are for other apartments in the block but are a fair representation of finishes to kitchens, bathrooms and overall living spaces. The view photo is to give an idea of the area and is not the view from the apartment.



LA RIVA

LA RIVA

LA RIVA LOUNGE  
CAFE BAR

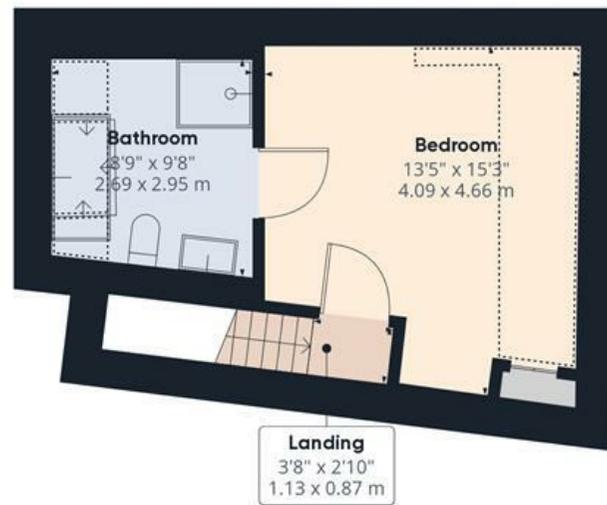
- |        |                             |                       |        |
|--------|-----------------------------|-----------------------|--------|
| 2 min  | Creeplett Mill              | Canal Basin           | 5 min  |
| 5 min  | Cathedral and Quay Car Park | Haven Banks Car Park  | 7 min  |
| 10 min | City Centre                 | Riverside Valley Park | 11 min |
| 30 min | Exeter St Davids            | Exe Valley Way        |        |







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

894.72 ft<sup>2</sup>

83.12 m<sup>2</sup>

Reduced headroom

61.8 ft<sup>2</sup>

5.74 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at [www.chasebuchanan.co.uk](http://www.chasebuchanan.co.uk)

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- \* Free consultation meetings with no obligation
- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- \* Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

## Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

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## Miscellaneous items

EPC: C

Council Tax: E

Utilities: All main services

Authority: Exeter City

Tenure: Leasehold

For more information or to book a viewing, please contact:

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