



Kennaway House, Exeter  
Guide Price £475,000





# Apartment 2 Kennaway House

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

A beautifully designed two bedroom apartment with balcony providing outstanding river views, part of an imaginative conversion of a former warehouse on Exeter's historic quayside to create stunning and uniquely individual high specification apartments.

- EXCEPTIONALLY DESIGNED APARTMENT WITH OUTSTANDING RIVER VIEWS
- TWO DOUBLE BEDROOMS WITH TWO BATHROOMS
- QUAYSIDE BALCONY OVERLOOKING THE RIVER
- OPEN PLAN STYLE WITH MEZZANINE BEDROOM FLOOR AND EXPOSED BEAMS
- APPROXIMATELY 1065 SQ FT
- COMMUNAL ATRIUM AREA AND KEYPAD ENTRY SYSTEMS
- WATERFRONT POSITION ON THE HISTORIC EXETER QUAY
- OPEN PLAN LIVING AREA WITH BEAUTIFULLY FITTED KITCHEN
- 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 downstairs W.C, bedroom and the living area. The kitchen is fitted with wall and base units including oven, hob, extractor, fridge freezer, dishwasher 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, the windows and balcony give stunning views of the quay and local area. The downstairs bedroom is a double room with an obscure window to the atrium and a door to the en-suite, which 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 skylights and an 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 is 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

Access through to living space, door to W.C and bedroom.

## Open Plan Kitchen/Living Room

Generous open plan space with lovely kitchen fitted with wall and base units and fitted appliances including fridge freezer, oven, hob, dishwasher and washer dryer. The living area has plenty of room for a dining table and doors out to the balcony.

## Bedroom Two

Double room with dressing area, window to the atrium and door to en-suite.

## En-Suite

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

## Cloakroom

White W.C and wash hand basin.

## First Floor

### Bedroom One

Double room with skylights above and door to en-suite.

### En-Suite

Freestanding bath, walk-in shower with tiled surround, W.C and wash hand basin. Skylights.

## Outside

Balcony to front giving fantastic river views.

## Lease Information

Leasehold

Lease length - 130 years from 2017

Service charge - £3,235.50

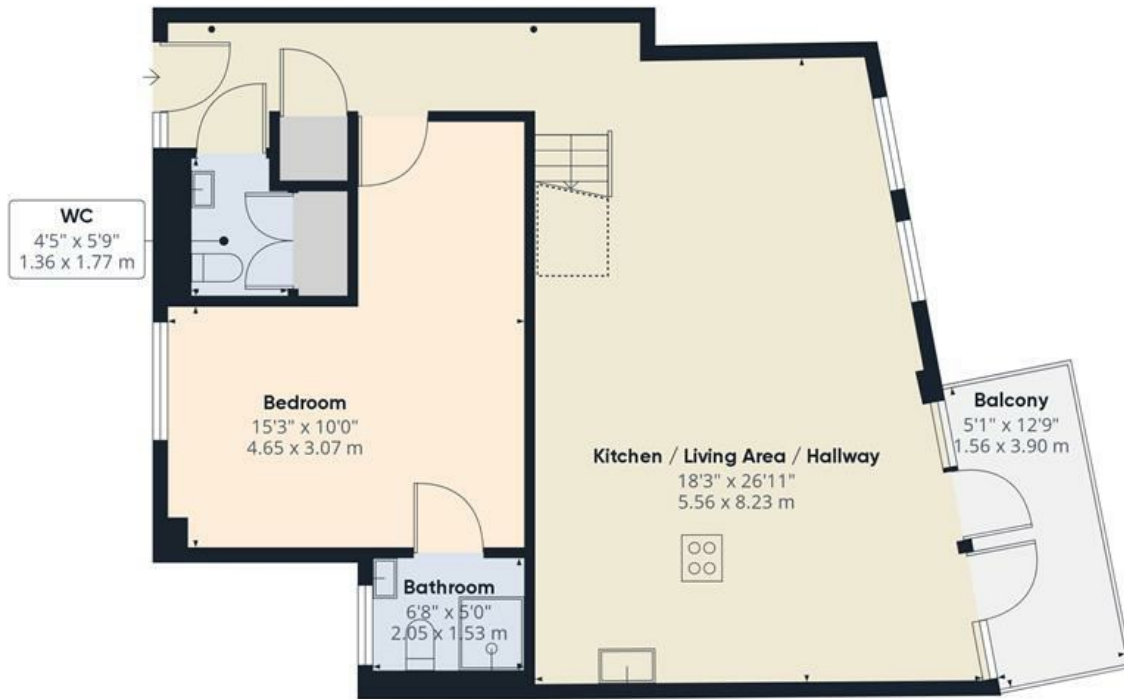
No ground rent

## Agents Note

Please note the virtual tour and some of the photos are not of the apartment but of others in the development. This is to give an idea of the finish of the apartments.







Floor 0



Floor 1

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

1065.03 ft<sup>2</sup>

98.94 m<sup>2</sup>

**Reduced headroom**

112.89 ft<sup>2</sup>

10.49 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)

## Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

## Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- \* 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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