

16 Gabriel's Wharf, Water Lane, Exeter, EX2 8BG



A first floor apartment set apart with no neighbouring flats above or below. Situated in a popular development close to the Quayside and canal. Spacious living room. Kitchen. One double bedroom and bathroom. Attic storage space. Large double garage directly below for parking and storage. No chain.

Offers in the Region Of £179,950 Leasehold DCX02172

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Communal Entrance

Stairs to first floor.

Entrance Hall

Entrance wooden door into hallway with loft access hatch. Electric heater. Cupboard housing the hot water tank. Doors to lounge, bedroom, bathroom and kitchen.

Lounge 19' 8" x 12' 1" (6m x 3.68m)

Full height wooden double glazed windows to the front aspect. Electric heater.



Kitchen 9' 7" x 9' 1" (2.92m x 2.78m)

Twin aspect wooden double glazed window to the rear. Fitted range of base and eye level units with roll edge work surfaces. Electric cooker point. Plumbing for washing machine and space for under counter fridge. Vinyl flooring.



Bedroom One 15' 6" x 11' 1" (4.73m x 3.37m)

Full height wooden double glazed window to the front aspect with small additional window. Electric heater.



Bathroom

Bath with electric Mira shower above. Pedestal wash hand basin. WC and wall mounted electric fan heater. Wooden frosted double glazed window to the rear.



Double Garage

Directly below the flat.

Lease 999 years from 24th June 1990

Ground rent £50 per annum


Service charge £1,105.89 + £458.48



Floor Plan

Total floor area 49.1 m² (528 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | 65 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |
| <small>WWW.EPC4U.COM</small> | | |

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Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

