



FLAT 10, VICTORIA COURT, EXETER, EX4 1EA



This impressive, first floor spacious apartment is set in a prime position, close to the quay, with magnificent 180 degree views across the River Exe to the old quarter of Exeter City Centre with easy access to all of the city's amenities and close access to the level riverside walks and cycle paths.

At a glance...

- Stunning Two Bedroom Riverside Apartment
- Two Double Bedrooms
- Two Bathrooms - Master En-suite
- Large Balcony
- Beautiful Outlook
- Garage in Gated Development
- Easy Access to Exeter City Centre
- No Onward Chain

All Mains Services Connected

- Gas Central Heating, Mains Drainage, Electric & Water
 - Council Tax Band F
-

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Communal entrance door with a security entrance intercom into the communal hallway with a lift or stair access to the first floor.

Front door through to hallway with video entry phone. Two large storage cupboards, one housing the washing machine with shelving. Open plan living/dining room is a spacious area taking full advantage of the wonderful river views, patio door opening onto the large balcony. The kitchen itself offers plenty of storage with modern wall and base units with under counter lighting. Integrated Neff appliances, including four gas ring hob with extractor hood, electric double oven and integrated fridge/freezer and Neff dishwasher. The kitchen and breakfast room also provides space for a breakfast table, for family dining.



Bedroom one with double glazed windows to the front taking full advantage of the great views, with door giving access to the balcony. Wall mounted radiator, double and single built in wardrobes. A modern en-suite shows room, low level WC, wash hand basin and shower. Chrome heated towel rail, wall mirror and extractor fan.

Bedroom two is a second double bedroom with UPVC windows, built in shelving with lighting and cupboards with hanging rail. Double glazed door out onto the balcony. Family bathroom, a modern suite with panelled bath with mains shower over, low level WC, pedestal wash hand basin, mirror with light over, heated towel rail.

The apartment building offers a garage close to the communal entrance.

Lease 125 years from 1st January 2006
Service Charge £1,940.74 pa
Ground Rent £150 pa



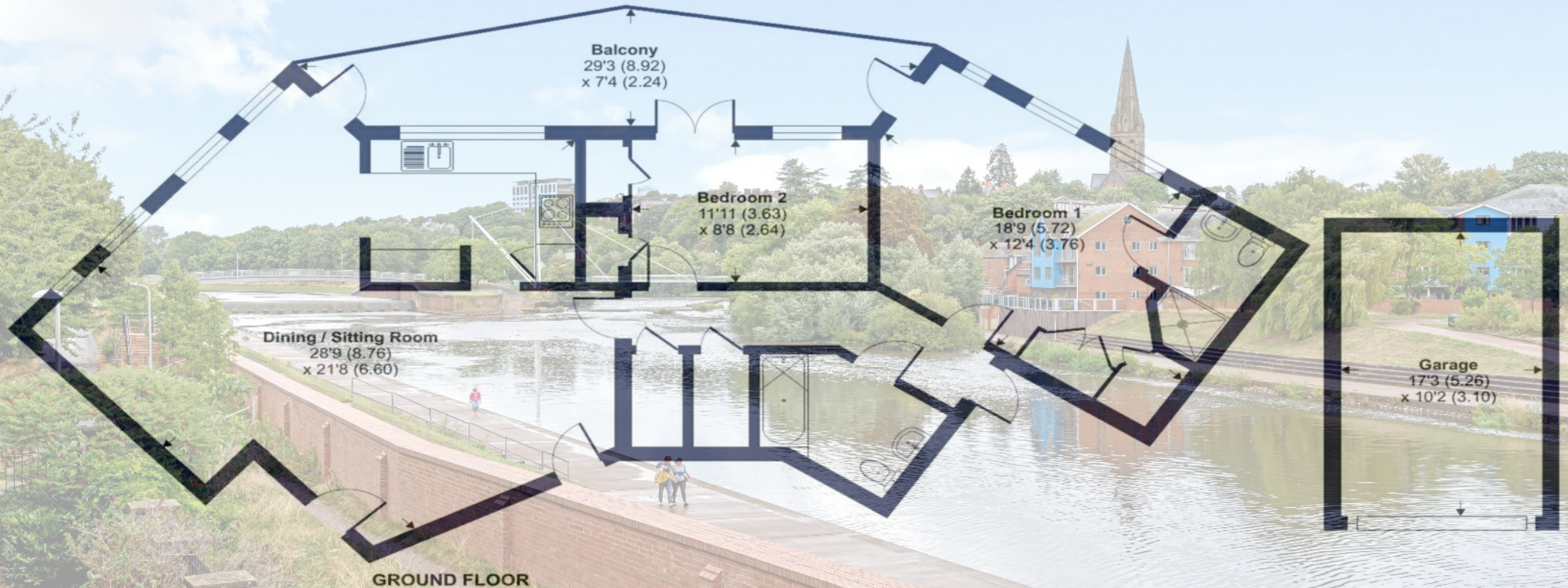
Victoria Court, Flowerpot Lane, Exeter, EX4

Approximate Area = 1083 sq ft / 100.6 sq m

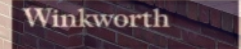
Garage = 175 sq ft / 16.2 sq m

Total = 1258 sq ft / 116.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Winkworth. REF: 895234



Exeter office

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	G4	G4
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

See things differently.