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*15 Riverside Court, Colleton Crescent, Exeter, EX2 4BZ*



SOUTHGATE  
ESTATES

£290,000





## *15 Riverside Court*

A well-presented two bedroom second floor apartment situated in the highly prestigious Riverside Court development in St Leonards. This light, spacious and airy property is ideally located just a short distance from both Exeter's city centre and the stunning quayside.



The fantastic location offers the best of city living with easy access to Exeter's High Street featuring a range of shops, cafes, restaurants and other entertainment facilities along with good public transport links. Exeter's quayside is also just down the hill where local residents enjoy riverside walks, cycle trails and boutique shops and restaurants. St Leonard's also has the advantage of a number of GP surgeries, Magdalen Road shops and Bull Meadow Park.



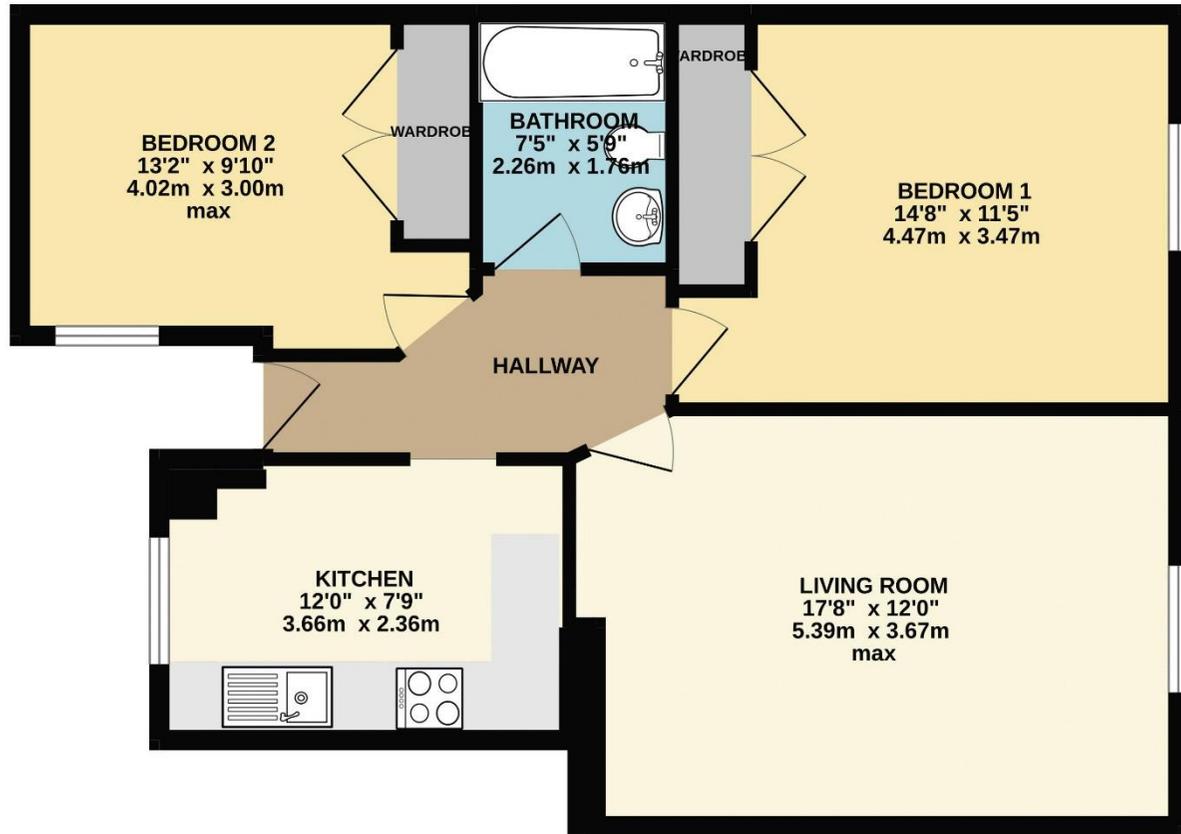
*Accommodation* Riverside Court offers an attractive frontage with gated access to the well-maintained, communal gardens, with views of the quay. The front door opens to the spacious accommodation which features a hallway with access to the two generous double bedrooms, both featuring fitted wardrobes. There is also a large living room to the front, a well-appointed kitchen, as well as a modern bathroom with a three-piece suite. Large sash windows face the front and rear aspects allowing for plenty of natural light to the rooms with pleasant leafy views. A communal car park offers a valuable allocated parking space and there is also undercover bike storage.

*Property Information* Tenure: Share of the Freehold (we have been informed that there is a 999 year lease from July 1981, and the current maintenance charges are £101 per month, paid in six monthly instalments), Council Tax Band: C.

- *Two Double Bedrooms*
- *Top Floor Apartment*
- *Well-Maintained Communal Gardens*
- *Allocated Parking Space*
- *Share of Freehold*
- *Excellent St Leonards Location*

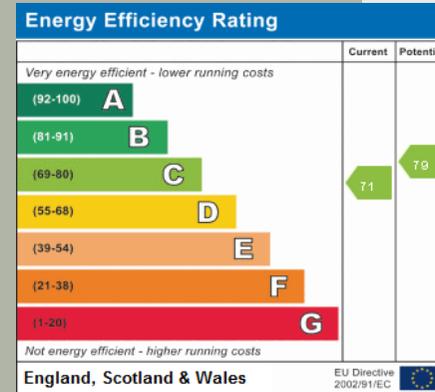


# RIVERSIDE COURT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Performance Rating



[www.tpos.co.uk](http://www.tpos.co.uk)

Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.



**SOUTHGATE**  
ESTATES

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