



naomi j ryan
estate agents



Flat - Ground Floor



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Electric Heating



Allocated Parking
Space



None



Council Tax Band: B

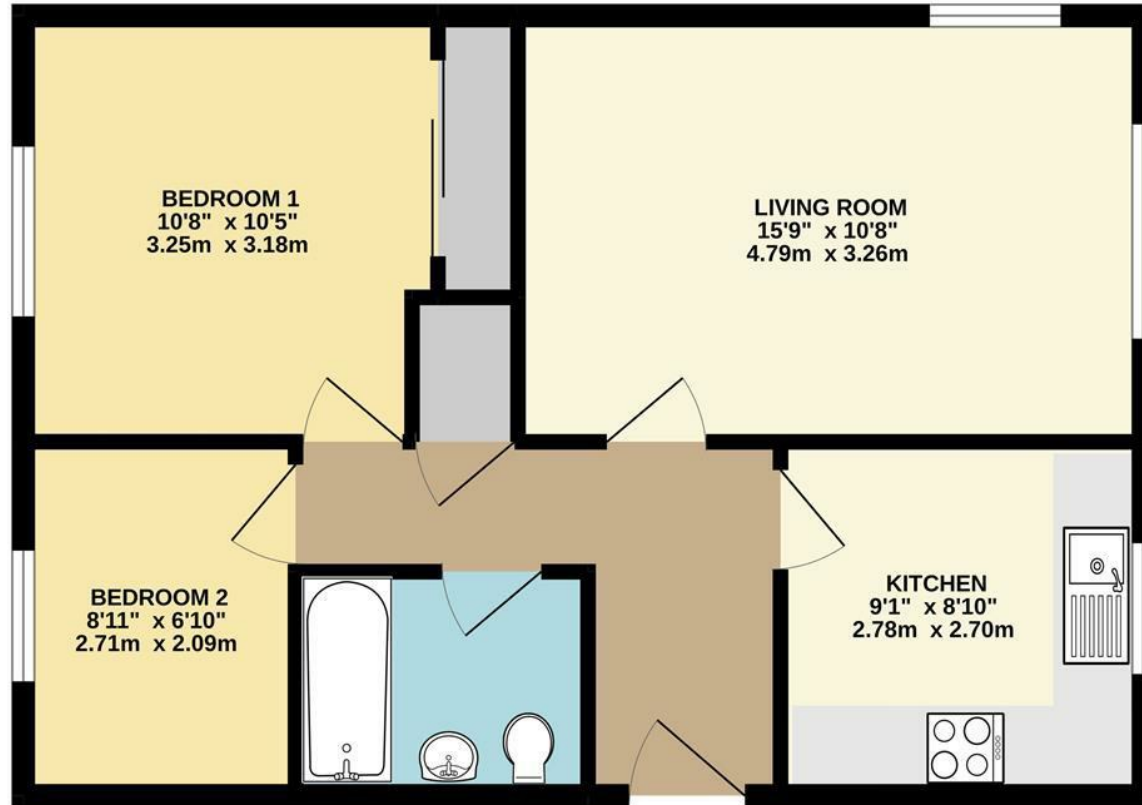
£220,000 Leasehold



Melbourne Court,
St Leonards, Exeter, Devon, EX2 4BX

www.naomijryan.co.uk

GROUND FLOOR





SUMMARY

A well presented two bedroom ground floor apartment centrally located within easy reach of the city centre and Exeter's historic quayside. Offered to the market with no onward chain this light and spacious apartment represents an exciting opportunity for a prospective purchaser as a "lock up and leave", investment opportunity or step onto the ladder.

The apartment is accessed via a secure communal door offering access to a hallway and private entrance. The accommodation has been well maintained by the current owners and comprises in brief entrance hall, kitchen, dual aspect living room, two bedrooms with fitted wardrobes to the master bedroom and a bathroom. Outside and located immediately to the front of the apartment is an allocated parking space.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing.

LEASEHOLD INFORMATION

Length of Lease: 999 years from 1989.

Annual Service Charge: £1,942

Annual Ground Rent: £211

Service Charge Review Period (Year/Month): TBC

Ground Rent Review Period (Year/Month): Fixed for 25 years. Next review is 25 Mar 2039.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £900 per calendar month, providing a gross rental yield of 4.9%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

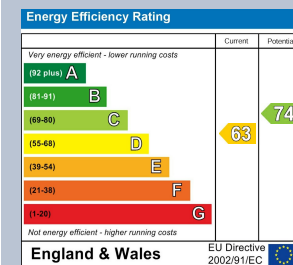


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THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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