

naomi j ryan
estate agents



Retirement Flat



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Electric Heating



See Agents Note



Communal Gardens



Council Tax Band: A

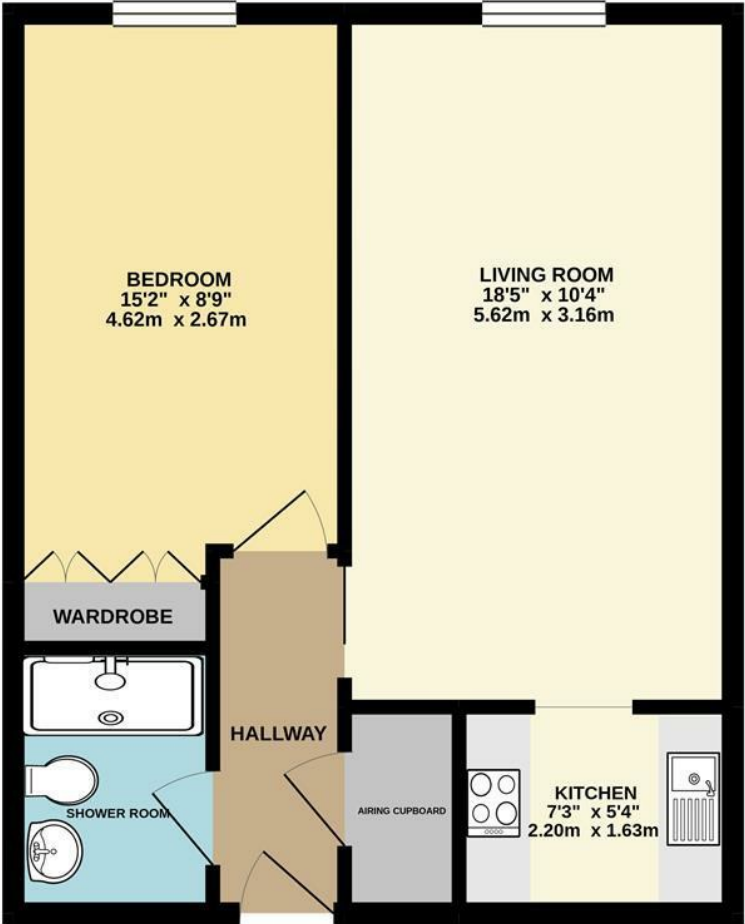
£69,995 Leasehold

Bartholomew Street West,

Exeter, Devon, EX4 3AE

www.naomijryan.co.uk

THIRD FLOOR



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.
Made with Metropix ©2021



SUMMARY

VIRTUAL VIEWING AVAILABLE - A spacious third-floor retirement apartment with lift and stair access, being sold with no onward chain. The flat is located in an excellent position for access to the City Centre and a wide range of local amenities including Princesshay and the Cathedral. The spacious accommodation comprises an entrance hall, living/dining room, kitchen, shower room, and a double bedroom. Outside are well-maintained communal grounds for residents to enjoy.

Homecourt House benefits from a resident house manager and Care Line response system. There is also a residents lounge and communal hallway. A condition of the purchase is that residents are to be over 60 years of age.

This apartment is offered for sale with no onward chain and viewing appointments are strictly by appointment. A Virtual Viewing of this property is available online.

LEASEHOLD INFORMATION

Length of lease: 97 Years from 1 September 1983

Service Charge: £3,032.65 per annum

Ground Rent: £174.57 per 6 months

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. Please remember to bring hand sanitiser to use and a face covering to wear during your viewing.

AGENTS NOTE

Parking is limited at Homecourt House and is operated on a permit basis, subject to availability, and approval of a space by the House Manager. This can often be subject to a waitlist.



naomi j ryan
estate agents





THINKING OF SELLING?

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	81
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

naomi j ryan
estate agents



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.

18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899