



naomi j ryan
estate agents



First Floor Flat



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage



Communal Gardens



Council Tax Band: B

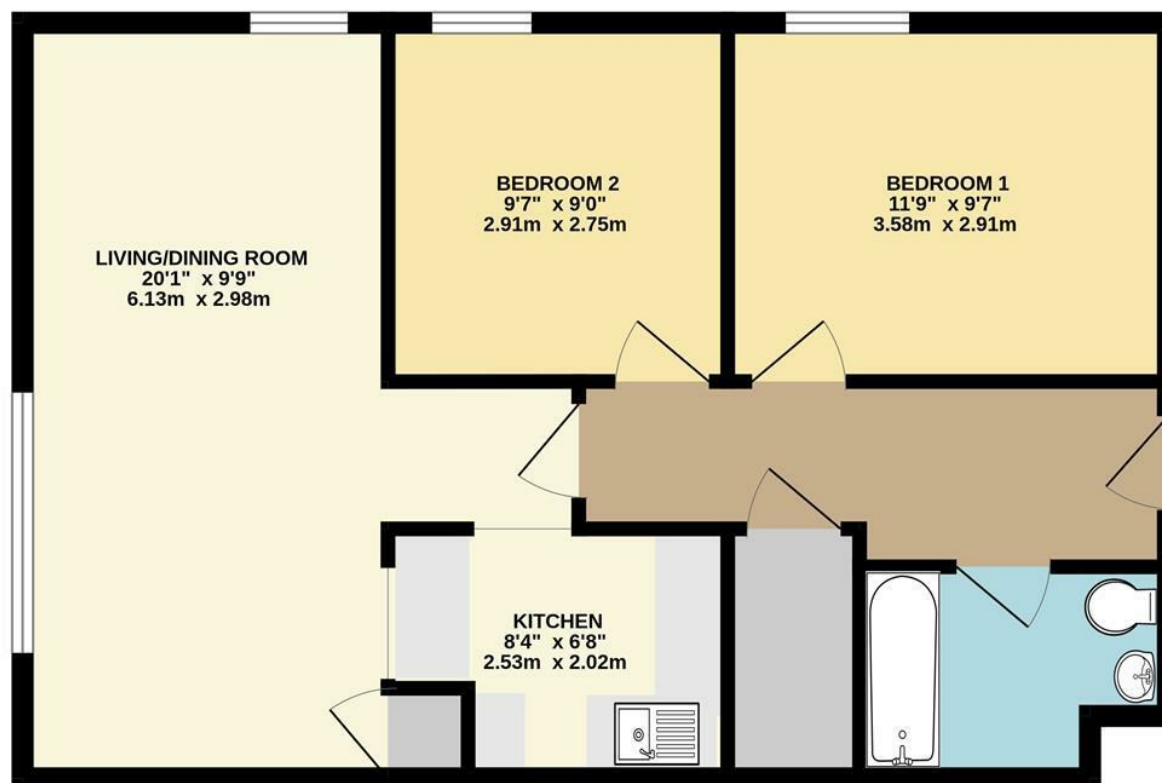
£185,000 Leasehold

Cromwell Court Fore Street,

Heavitree, Exeter, EX1 2QG

www.naomijryan.co.uk

FIRST FLOOR





SUMMARY

A light and spacious first-floor flat located in the heart of Heavitree, being sold with no onward chain. The property is conveniently located within walking distance of Heavitree Park, the RD&E Hospital and a wide range of amenities, including shops, a Tesco Express, restaurants, banks, a doctor's surgery, and a regular bus service into the Cathedral City of Exeter with its wider range of facilities.

The well-presented accommodation comprises a communal hallway with stairs and lift access up to the first-floor landing, an entrance hall, a dual aspect living/dining room, a separate modern kitchen, two double bedrooms, a modern bathroom, gas central heating, and double glazing. A small covered balcony area is located just outside the front door to the flat.

Outside are well-maintained communal gardens and a single garage, located in a block to the rear of the building.

Early internal viewing is highly recommended.

LEASEHOLD INFORMATION

Length of Lease: 999 years from 1 June 1982

Annual Service Charge: £1492.08 per year

Annual Ground Rent: Included in service charge.

MATERIAL INFORMATION

Construction notes: Masonry concrete.

Utilities: Mains water, electricity, gas, and drainage. New gas boiler installed in December 2024. Current broadband provider: TalkTalk.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

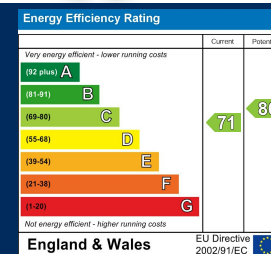
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





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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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