



naomi j ryan
estate agents



First Floor Flat



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Electric Heating



Allocated Parking
Space



No Garden



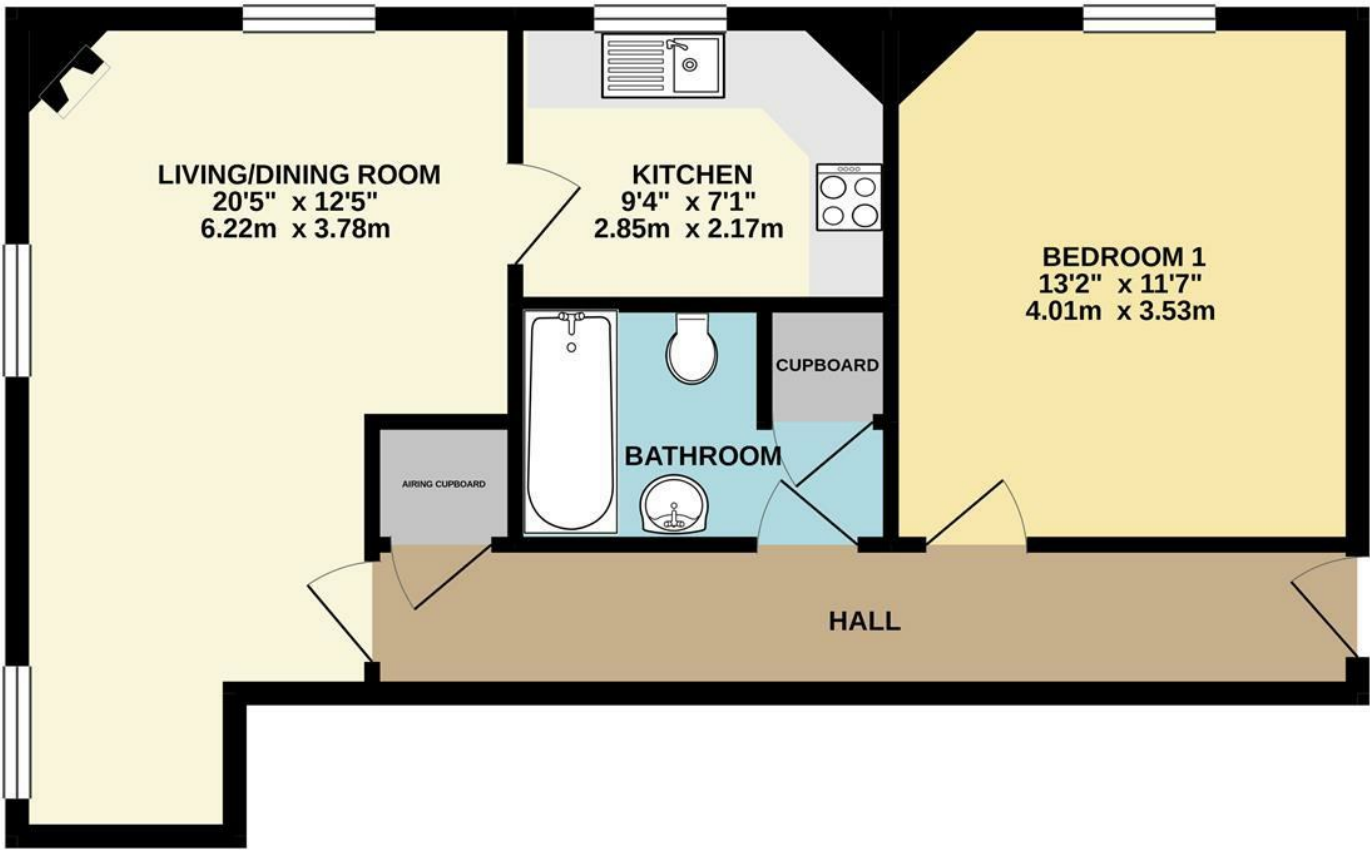
Council Tax Band: A

£140,000 Leasehold

New North Road,
, Exeter, Devon, EX4 4AJ

www.naomijryan.co.uk

FLAT ACCOMMODATION



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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SUMMARY

A well presented one bedroom first floor flat with allocated parking space and being sold with no onward chain. The property forms part of the former Imperial Hotel, an impressive Grade II Listed building, and is now currently run as a J D Wetherspoon pub. The City Centre, St Davids Train Station, and Exeter University Streatham Campus are all within easy reach.

The property is accessed via a well-maintained communal entrance hall with stairs to the second-floor landing. The accommodation comprises an entrance hallway, dual aspect living/dining room with tree-lined views to one side, kitchen, double bedroom, and bathroom with space and plumbing for washing machine. Outside, and a short walk from the property is an area of allocated parking bays where the property has one allocated parking space.

Early internal viewing is highly recommended and a 360 Virtual Tour is available to view on our web site.

LEASEHOLD INFORMATION

Length of lease: 99 Years from 1998 (76 Years Remaining).

Service Charge: £302.72 paid every quarter.

Ground Rent: £50 annually (£25 paid every six months).

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £750 per calendar month, providing a gross rental yield of 6%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

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.

360 VIRTUAL TOUR

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

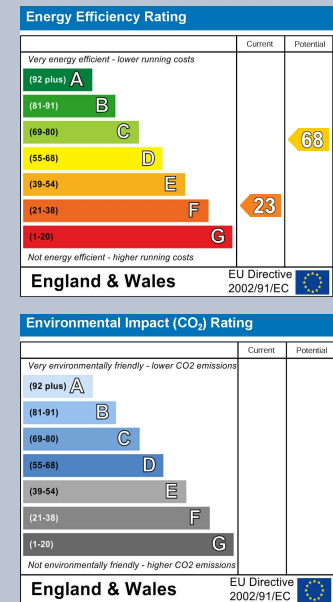
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THINKING OF SELLING?

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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