



naomi j ryan
estate agents



Flat



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Gas Central Heating



Allocated Parking
Space



Communal Gardens



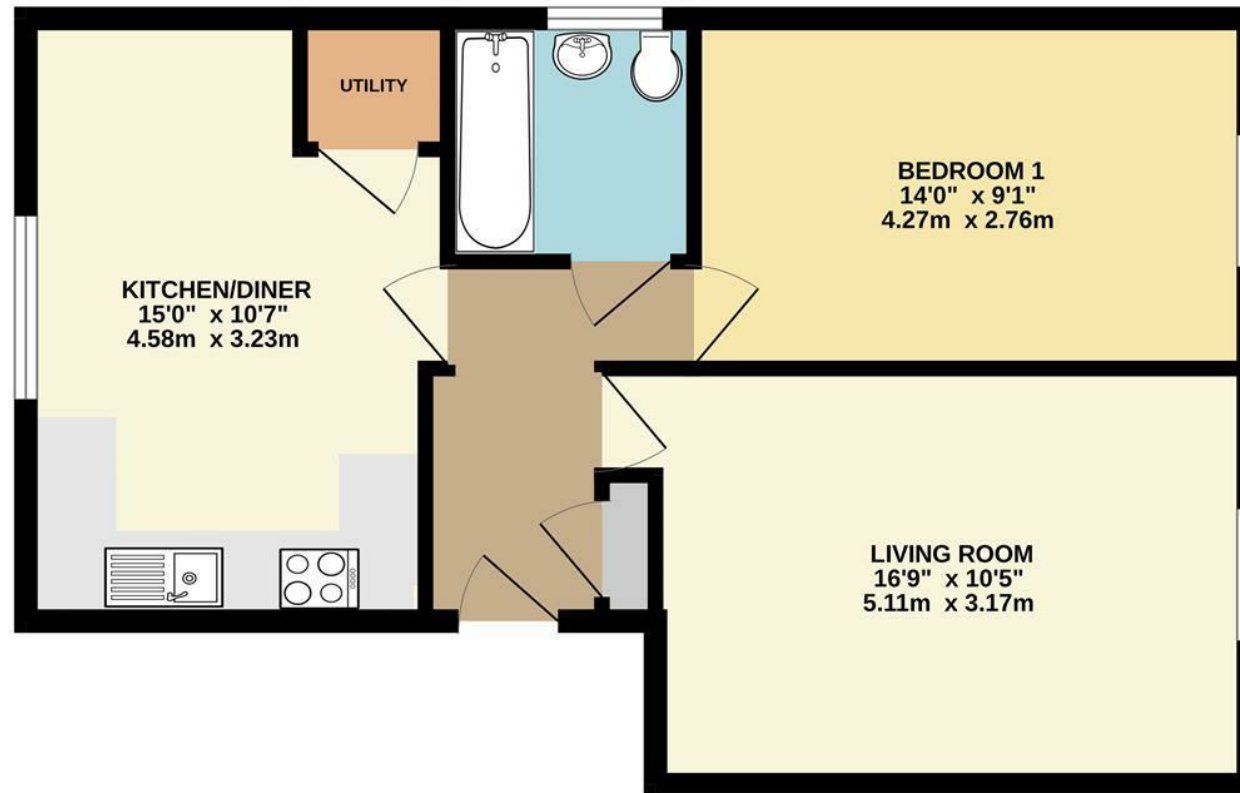
Council Tax Band: A

£200,000 Leasehold

Phoenix Court,
Wonford, Exeter, EX2 6FW

www.naomijryan.co.uk

PHOENIX COURT





SUMMARY

A well presented one double bedroom second floor apartment located in this highly convenient position. The property is situated within walking distance of the Royal Devon & Exeter Hospital, Ludwell Valley Park, a regular bus service and a Lidl store.

Offering modern and well presented accommodation which comprises in brief communal entrance with stairs rising to the second floor. Front door opening into a hallway with fitted storage cupboard, kitchen/diner with integrated dishwasher and utility cupboard, living room, double bedroom and bathroom. Outside the property enjoys the use of an allocated parking space and access to communal gardens.

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

LEASEHOLD INFORMATION

Length of Lease: 995 years remaining.

Annual Service Charge: £732.56, includes buildings insurance.

Annual Ground Rent: Peppercorn

Service Charge Review Period (Year/Month): TBC

Ground Rent Review Period (Year/Month): TBC

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



BRITISH
PROPERTY
AWARDS

2022

★★★★★

GOLD WINNER

ESTATE AGENT
IN EXETER

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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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