naomi j ryan
estate agents

Flat - First Floor

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Gas Central Heating

Allocated Parking Space

No Garden

Council Tax Band: B

£180,000 Leasehold

43 Richmond Court,

St Davids, Exeter, EX4 3RA

www.naomijryan.co.uk

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£180,000 Leasehold

RICHMOND COURT

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 spacious, two bedroom, first floor apartment offered to the market with no onward chain. Located within the popular development of Richmond Court, the development is centrally situated and offers excellent access to the High Street, University Campus and St Davids & Central Train Stations.

The well presented accommodation comprises entrance hall, open plan living/dining room with modern fitted kitchen, two bedrooms, and a bathroom. Outside the property enjoys the use of 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: 150 Years from 2005
Annual Service Charge: £2,743.83
Annual Ground Rent: £130 (included in Service Charge)
Service Charge Review Period (Year/Month): Annually on 1st January
Ground Rent Review Period: The Ground rent is subject to review every 25 years from the commencement of the date of the lease.

MATERIAL INFORMATION

Construction notes: Brick
Heating: Gas Central Heating
Utilities: Connected to Mains Gas, Water & Electric
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

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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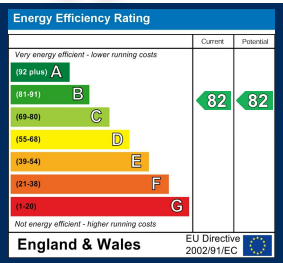
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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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