

naomi j ryan
estate agents

Ground Floor Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Gas Central Heating

Garage & Parking Space

Enclosed Terrace

Council Tax Band: B

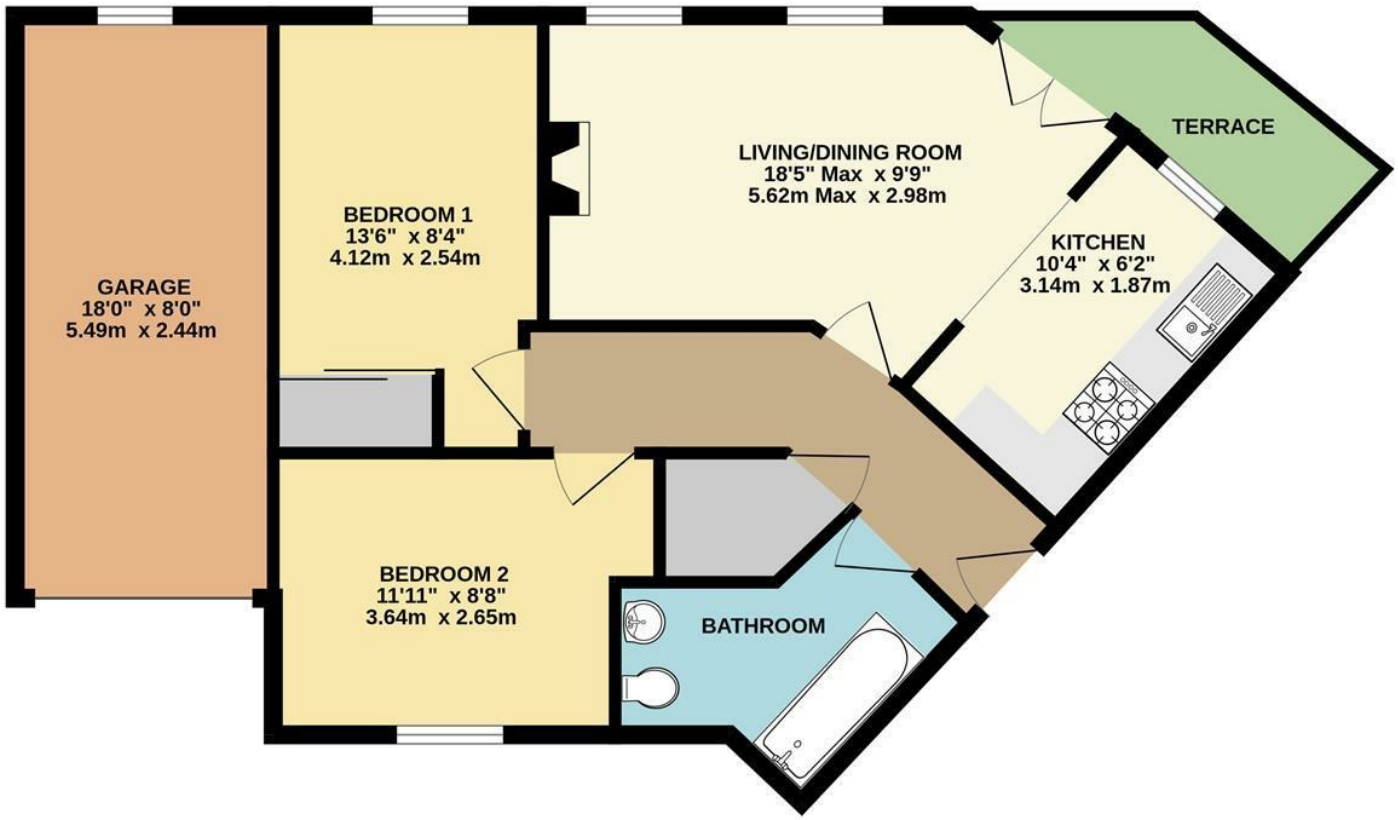
Guide Price
£190,000 - £200,000 Leasehold

1 Heraldry Way,

Kings Heath, Exeter, EX2 7QG

www.naomijryan.co.uk

GROUND 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.
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SUMMARY

Guide Price £190,000 - £200,000:
A beautifully presented ground floor apartment offering two double bedrooms, a private terrace, garage, and allocated parking space, available with no onward chain.

Situated in the sought-after Kings Heath area, the property enjoys excellent access to a wide range of local amenities, including Digby & Sowton railway station, the highly regarded Clyst Heath Nursery & Community Primary School, and convenient links to the major road networks surrounding Exeter.

The well-proportioned accommodation comprises an entrance hall providing access to all rooms, a spacious open-plan living and dining room with double doors opening onto the enclosed front terrace, and a modern kitchen accessed via a wide archway. There are two double bedrooms, one benefiting from fitted wardrobes, together with a contemporary bathroom.

To the rear of the property is a single garage with an additional parking space directly in front.

Early internal viewing is highly recommended.

LEASEHOLD INFORMATION

Length of Lease: 155 years from 1 October 2004
Annual Service Charge: £1543.78
Annual Ground Rent: £384.52
Service Charge Review Period: Annually.
Ground Rent Review Period (Year/Month): Awaiting information.

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains gas, electricity, water, and drainage.

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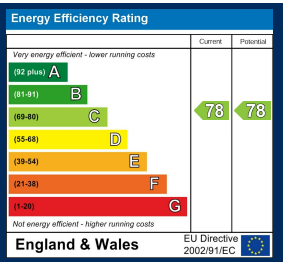
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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