



naomi j ryan  
estate agents



Top Floor



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Gas Central Heating



Allocated Parking  
Space



No Garden



Council Tax Band: B

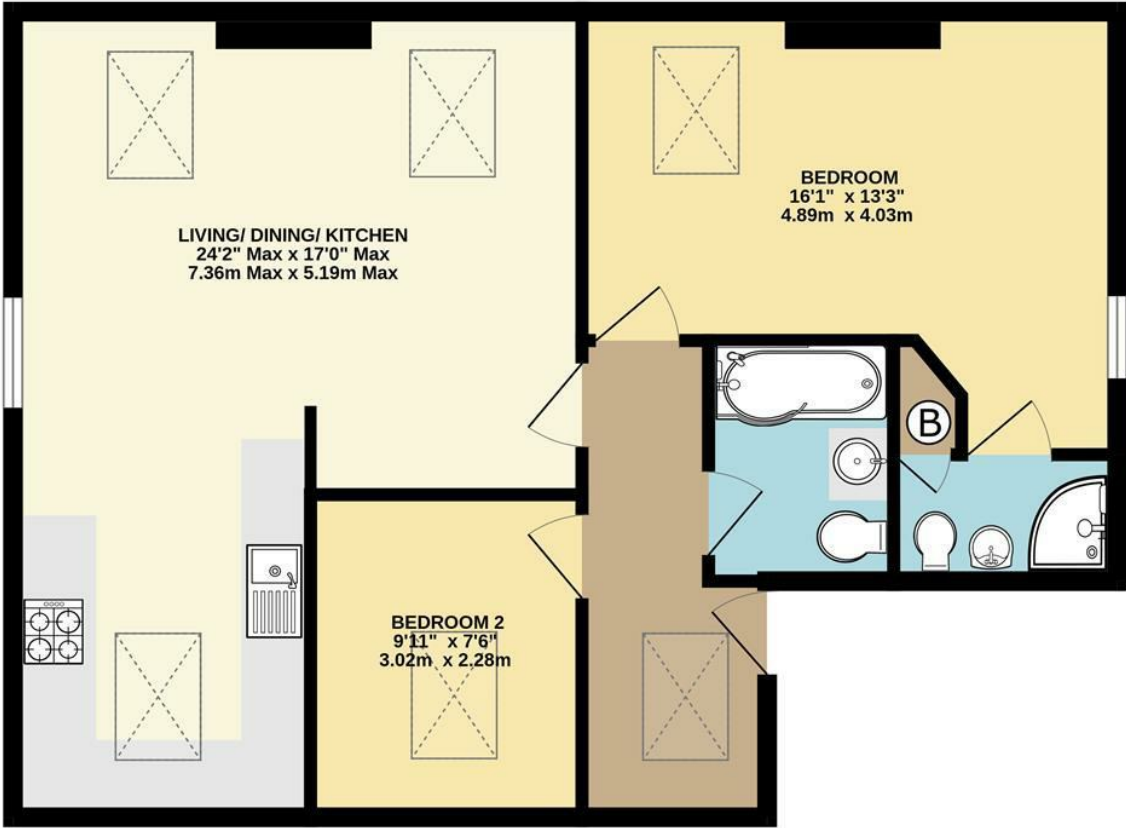
£270,000 Leasehold  
with share of the Freehold

Flat 6, 9 Clifton Hill,

Exeter, EX1 2DL

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

CLIFTON HILL





## SUMMARY

A superb top-floor apartment set within a Grade II listed building, offering stunning views across the city and with one allocated parking space to the rear. The property is available with no onward chain. Ideally located, it provides easy access to the City Centre, Belmont Park, and a range of local amenities, including a Waitrose supermarket.

The bright and spacious accommodation comprises an entrance hall leading into an open-plan kitchen/living/dining area. This impressive room features three large roof light windows and a distinctive porthole window, allowing for an abundance of natural light and showcasing beautiful city views. Exposed beams and angled ceilings enhance the character and charm of the space. The kitchen is fitted with integrated appliances, including a fridge/freezer, single oven with microwave above, and gas hob. A useful recess within the dining area is currently utilised as a study space.

There are two bedrooms (one double and one single), one of which benefits from an en-suite shower room, along with a separate modern bathroom.

Externally, the property includes one allocated parking space, accessed via Jesmond Road to the rear of the building.

Early internal viewing is highly recommended.

### LEASEHOLD INFORMATION

Length of Lease: 999 years from 1 May 2015

Annual Service Charge: £2,630.04 (£219.17 a month)

Service Charge Review Period (Year/Month): 01/05 – 30/04 every year.

### MATERIAL INFORMATION

Construction notes: External walls are of masonry construction: a combination of brick, stone and render.

Utilities: Mains water, gas, electricity, 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.



