



naomi j ryan  
estate agents



First Floor Flat



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage



Communal Gardens



Council Tax Band: B

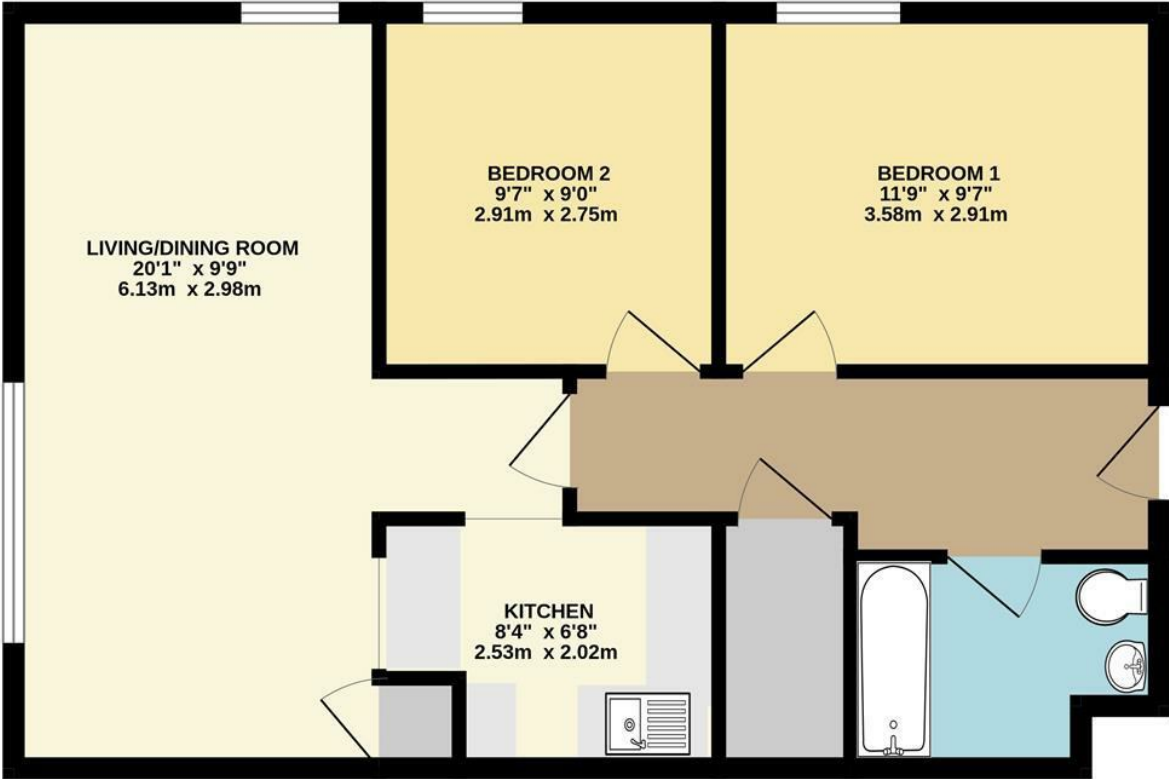
£185,000 Leasehold

Cromwell Court Fore Street,

Heavitree, Exeter, EX1 2QG

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

FIRST 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

A light and spacious first-floor flat located in the heart of Heavitree, being sold with no onward chain. The property is conveniently located within walking distance of Heavitree Park, the RD&E Hospital and a wide range of amenities, including shops, a Tesco Express, restaurants, banks, a doctor's surgery, and a regular bus service into the Cathedral City of Exeter with its wider range of facilities.

The well-presented accommodation comprises a communal hallway with stairs and lift access up to the first-floor landing, an entrance hall, a dual aspect living/dining room, a separate modern kitchen, two double bedrooms, a modern bathroom, gas central heating, and double glazing. A small covered balcony area is located just outside the front door to the flat.

Outside are well-maintained communal gardens and a single garage, located in a block to the rear of the building.

Early internal viewing is highly recommended.

### LEASEHOLD INFORMATION

Length of Lease: 999 years from 1 June 1982

Annual Service Charge: £1492.08 per year

Annual Ground Rent: Included in service charge.

### MATERIAL INFORMATION

Construction notes: Masonry concrete.

Utilities: Mains water, electricity, gas, and drainage. New gas boiler installed in December 2024. Current broadband provider: TalkTalk.

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.









**BRITISH  
PROPERTY  
AWARDS**

**2021**

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN EXETER



**BRITISH  
PROPERTY  
AWARDS**

**2022**

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN EXETER



**BRITISH  
PROPERTY  
AWARDS**

**2023**

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN EXETER



**BRITISH  
PROPERTY  
AWARDS**

**2024**

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN EXETER