



naomi j ryan  
estate agents



Flat - Ground Floor



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating Two Allocated Parking  
Spaces



Two Allocated Parking  
Spaces



None

Council Tax Band: B

**£169,000 Leasehold**

57 Chaucer Grove,  
Polsloe, Exeter, EX4 7BX

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

## CHAUCER GROVE



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. 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 generously proportioned, contemporary ground floor apartment occupying a fantastic position at the end of a no-through road. The apartment is situated on a small modern development of similar properties and is located within a popular residential area. Local amenities are within walking distance, such as Polsloe Bridge Train Station and a Morrison's supermarket.

The accommodation comprises entrance hall with fitted storage cupboard, open plan living area with Juliette balcony and a stylish fitted kitchen, two bedrooms and a bathroom. Outside, and located to the rear of the building are two allocated parking spaces arranged in tandem. The property also has access to a drying area and communal bin store.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

## MATERIAL INFORMATION

Construction notes: TBC

Heating: Gas Central Heating

Utilities: Connected to mains gas, electric, water & 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>

## LEASEHOLD INFORMATION

Length of Lease: 125 years from 1st January 2010

Annual Service Charge: £1214

Annual Ground Rent: £225

Service Charge Review Period : Yearly every January

Ground Rent Review Period: Every 10 years. Next review date 2030.

## 360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

## 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.



