



naomi j ryan  
estate agents



Flat - Ground Floor



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating Two Allocated Parking  
Spaces



None



Council Tax Band: B

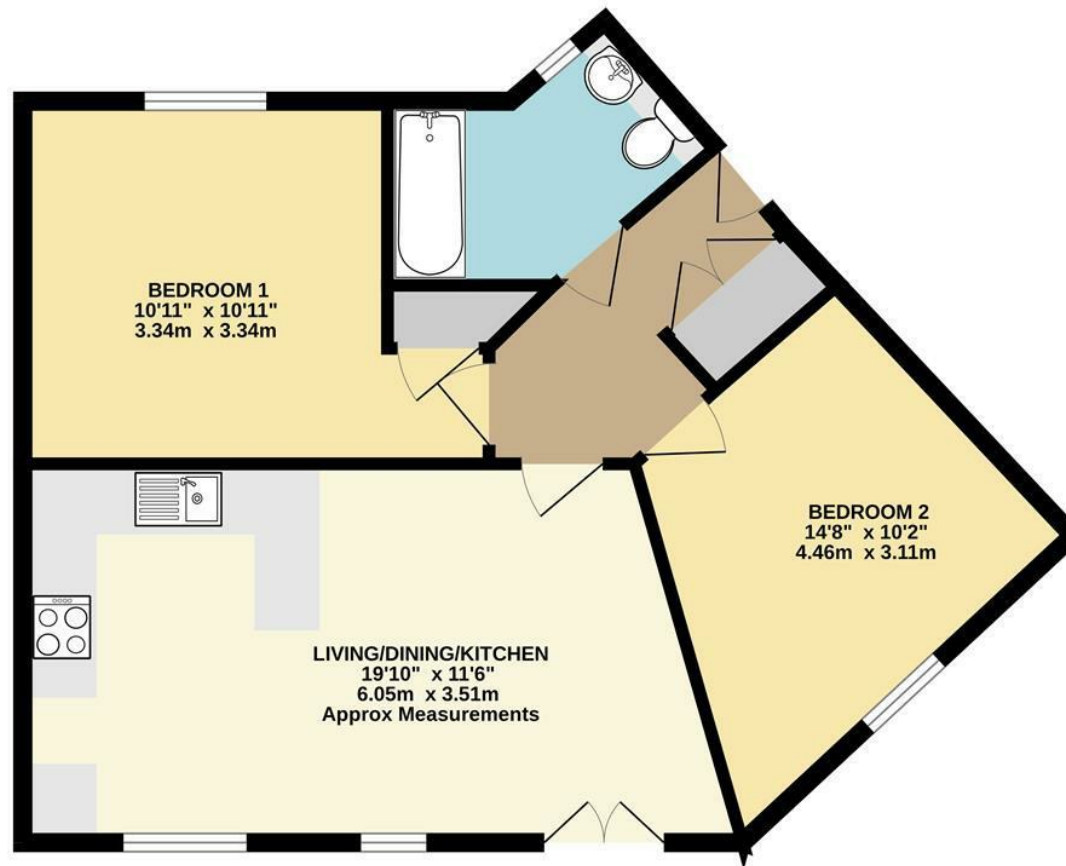
£169,000 Leasehold

57 Chaucer Grove,

Polsloe, Exeter, EX4 7BX

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

CHAUCER GROVE







## 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 Pilsloe 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.

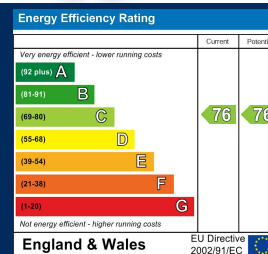






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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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