



naomi j ryan
estate agents



Second Floor Flat



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Gas Central Heating



Garage



Communal Grounds



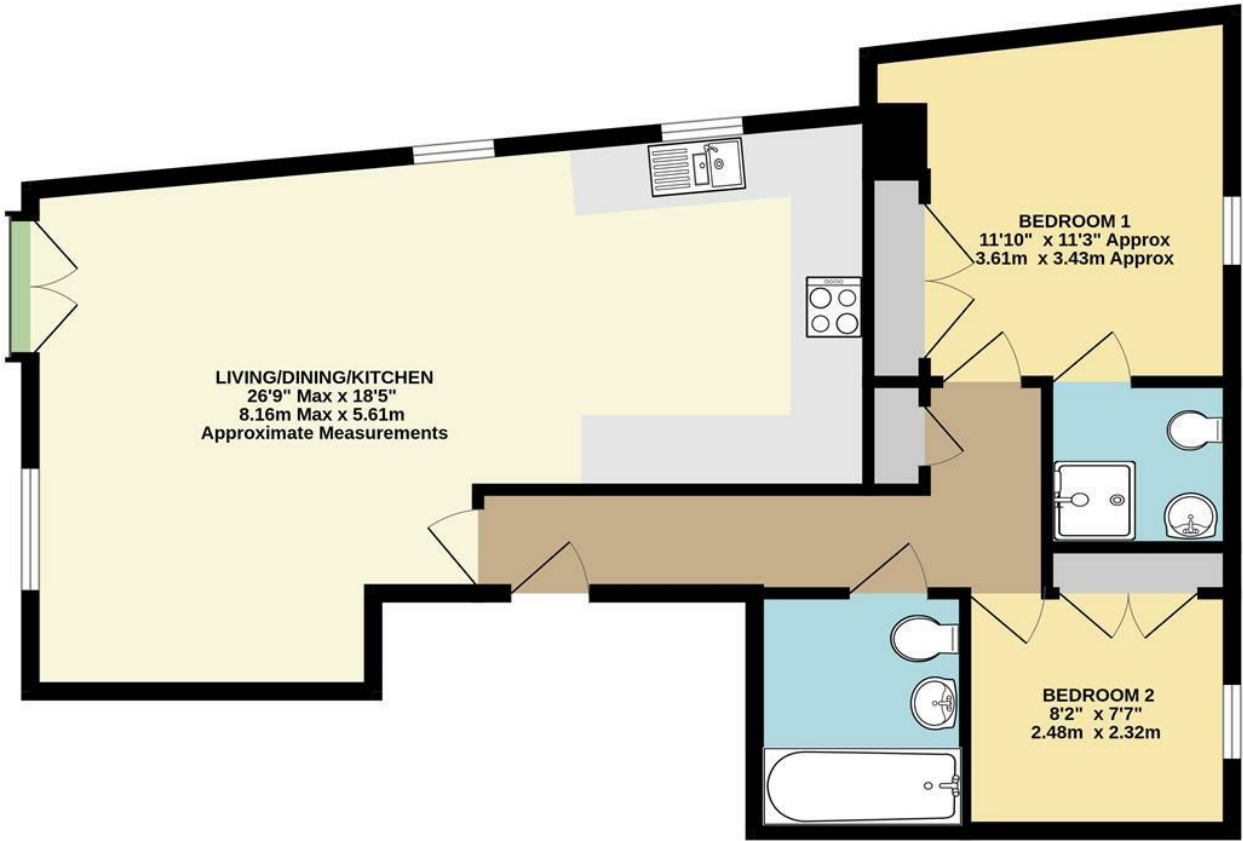
Council Tax Band: D

£239,950 Leasehold

35b Gras Lawn,
St Leonards, Exeter, EX2 4SS

www.naomijryan.co.uk

SECOND 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 well-presented two-bedroom second-floor apartment, offered for sale with no onward chain, situated within the highly sought-after Gras Lawn development.

Ideally positioned, the property enjoys excellent access to the Royal Devon & Exeter Hospital, Exeter City Centre, the vibrant Magdalen Road shopping district, St Luke's Campus, Exeter's historic Quayside, and a regular bus service.

The accommodation is approached via a communal entrance hall with stairs leading to the second floor. Inside, the apartment comprises an entrance hallway, a spacious open-plan living/dining room featuring a Juliette balcony overlooking the beautifully maintained communal gardens, and a well-equipped kitchen area with an integrated fridge/freezer.

There are two bedrooms, including the main bedroom with built-in wardrobes and an en suite shower room, together with a separate bathroom. Further benefits include gas central heating and double glazing throughout.

Outside, the property enjoys the advantage of a single garage located in a nearby block.

Early viewing is highly recommended to fully appreciate the accommodation and convenient location on offer.

LETTINGS POTENTIAL

The property is currently let at £1,150 per calendar month, providing a gross rental yield of 5.75%. The property is available to purchase with the tenant in situ, or with vacant possession if required. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

LEASEHOLD INFORMATION

Length of Lease: 999 years from 1 September 2000

Annual Service Charge: £2,083

Annual Ground Rent: £301

Service Charge Review Period: September

Ground Rent Review Period: Every 21 years

MATERIAL INFORMATION

Agents Note: The property is being sold with no onward chain. Some measurements are approximate due to the shape of the rooms.

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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