



naomi j ryan
estate agents



First Floor Studio



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Portable Electric
Heaters



No Parking



Balcony



Council Tax Band: A

£110,000 Leasehold

Marcus House,
New North Road, Exeter, EX44JN

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 well-appointed first-floor studio apartment occupying a highly convenient central position within easy walking distance of the vibrant Princesshay Shopping Centre, Exeter High Street, and the Southernhay Business District. The flat is accessible by both stairs and a lift to the first floor.

Offering well-presented accommodation throughout, the property comprises an entrance hallway with two built-in storage cupboards, open plan kitchen/living/bedroom space, the kitchen area fitted built a built-in oven and hob, and the bedroom area with a comprehensive range of fitted wardrobes, maximising the available storage space. A door gives access to the balcony which provides a pleasant outside seating area. A modern shower room completes the accommodation.

Internal viewing is highly recommended of this superb studio apartment.

LEASEHOLD INFORMATION

Length of Lease: 125 years from 1 January 2005

Annual Service Charge: £1,740.76

Annual Ground Rent: £238.92

Service Charge Review Period: December

Ground Rent Review Period: December

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £750 per calendar month, providing a gross rental yield of 7.9%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

VIEWING ARRANGEMENTS

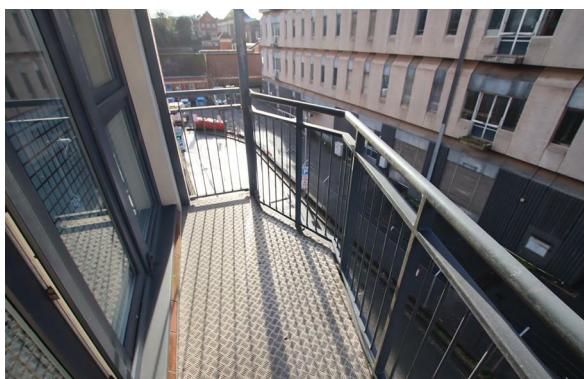
Strictly by appointment with Naomi J Ryan Estate Agents.

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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THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

