

naomi j ryan  
estate agents



Ground Floor Flat



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Allocated Parking



Patio Garden



Council Tax Band: B

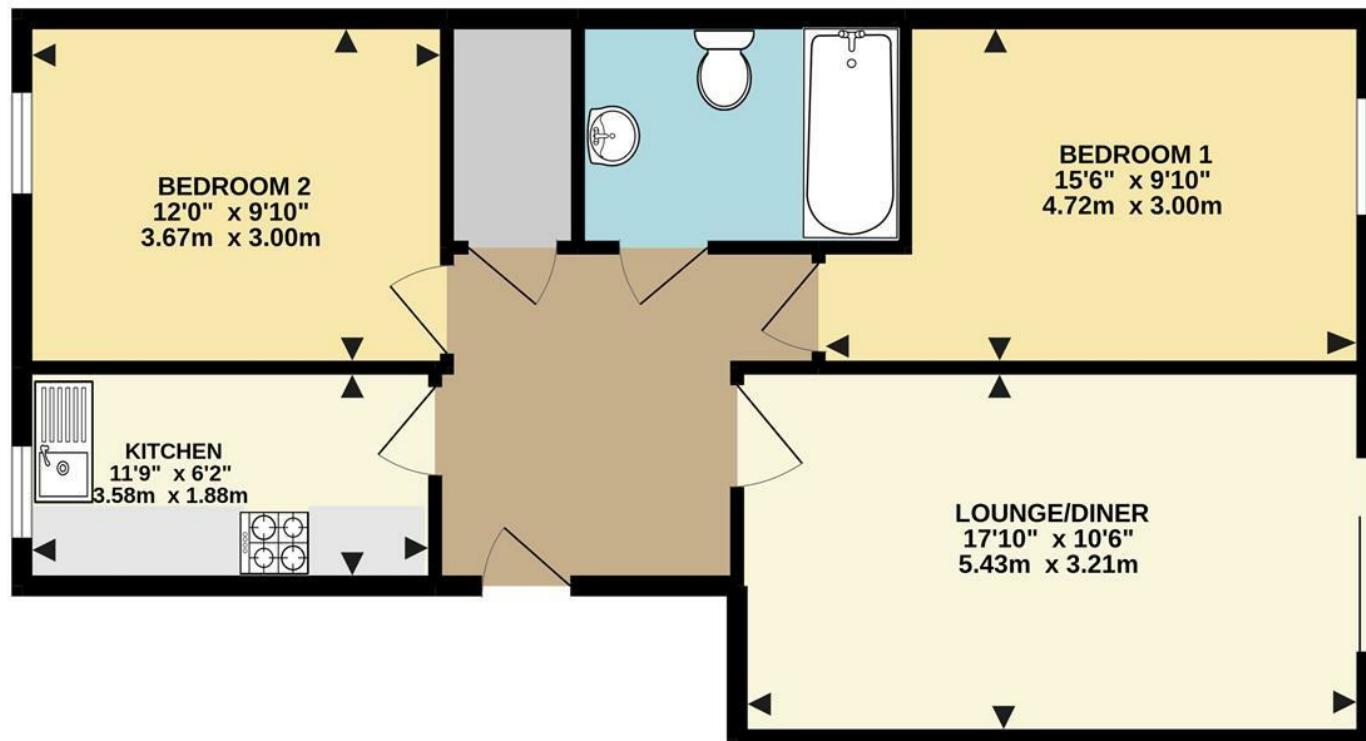
£210,000 Leasehold



Phoenix Court,  
Burnthouse Lane, Wonford, Exeter, EX2 6FW

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

## PHOENIX COURT



2 BEDROOM GROUND FLOOR APARTMENT

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 superb purpose built ground floor flat with two double bedrooms, immaculately presented throughout. The property also boasts a beautifully maintained patio garden to the rear with views over the communal grounds and an allocated parking space to the front. With good transport links and the RD&E Hospital nearby, this property would make a great first time or investment purchase.

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

## LEASEHOLD INFORMATION

Length of Lease: 999 Years

Annual Service Charge: £195 every quarter / £780 a year.

Annual Ground Rent: Included in the service charge.

Service Charge Review Period (Year/Month): To be confirmed

Ground Rent Review Period (Year/Month): To be confirmed

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,100 per calendar month, providing a gross rental yield of 6.3%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.





## THINKING OF SELLING?

Get in touch for a free,  
no obligation valuation.

Call 01392 215283  
or email  
[enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)

