



naomi j ryan  
estate agents



First Floor Flat



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Electric Heating



None



Communal Atrium



Council Tax Band: B

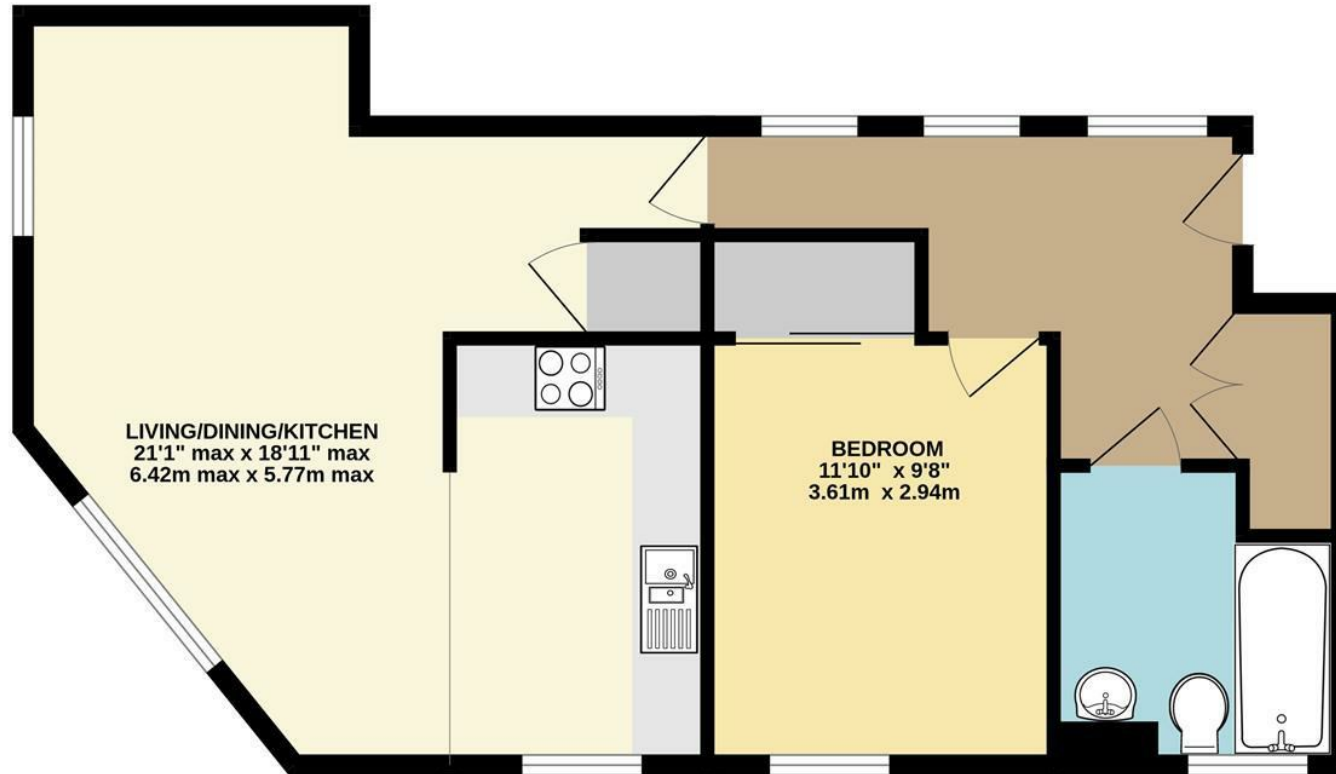
£160,000 Leasehold

27 Bedford House, Princesshay Square,

Exeter, EX1 1LR

[www.naomijryan.co.uk](http://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 superb one-bedroom first-floor apartment with an extended lease and no onward chain. Located in the heart of the City Centre, the apartment is a short walk from the wide variety of shops, cafes, and restaurants on offer.

The property features a communal entrance hall with stairs and a lift providing access to the first floor. The apartment is well presented throughout and has an entrance hall with doors off to each of the rooms. There is an open plan living/dining room/kitchen with three windows to the front and side overlooking Princesshay Square. The kitchen area is fitted with an integrated fridge/freezer and washing machine. The bedroom has a built-in double wardrobe. The modern bathroom has a shower over the bath.

Early internal viewing is highly recommended for this City Centre apartment.

### LEASEHOLD INFORMATION

Length of Lease: 170 Years to 31 March 2195.

Annual Service Charge: £2,993.32 - The service charge is currently under review with a potential reduction - please get in touch with us for further information.

Annual Ground Rent: less than £1 (Peppercorn)

### MATERIAL INFORMATION

Construction notes: Brick and concrete.

Utilities: Mains water, electricity, 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.

### LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1100 per calendar month, providing a gross rental yield of 8.25%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.







BRITISH  
PROPERTY  
AWARDS

2021

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN EXETER



BRITISH  
PROPERTY  
AWARDS

2022

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN EXETER



BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN EXETER



BRITISH  
PROPERTY  
AWARDS

2024

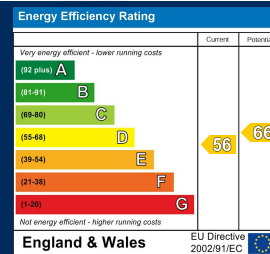
★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN EXETER

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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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