



naomi j ryan  
estate agents



First Floor Flat



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



No Parking



No Garden



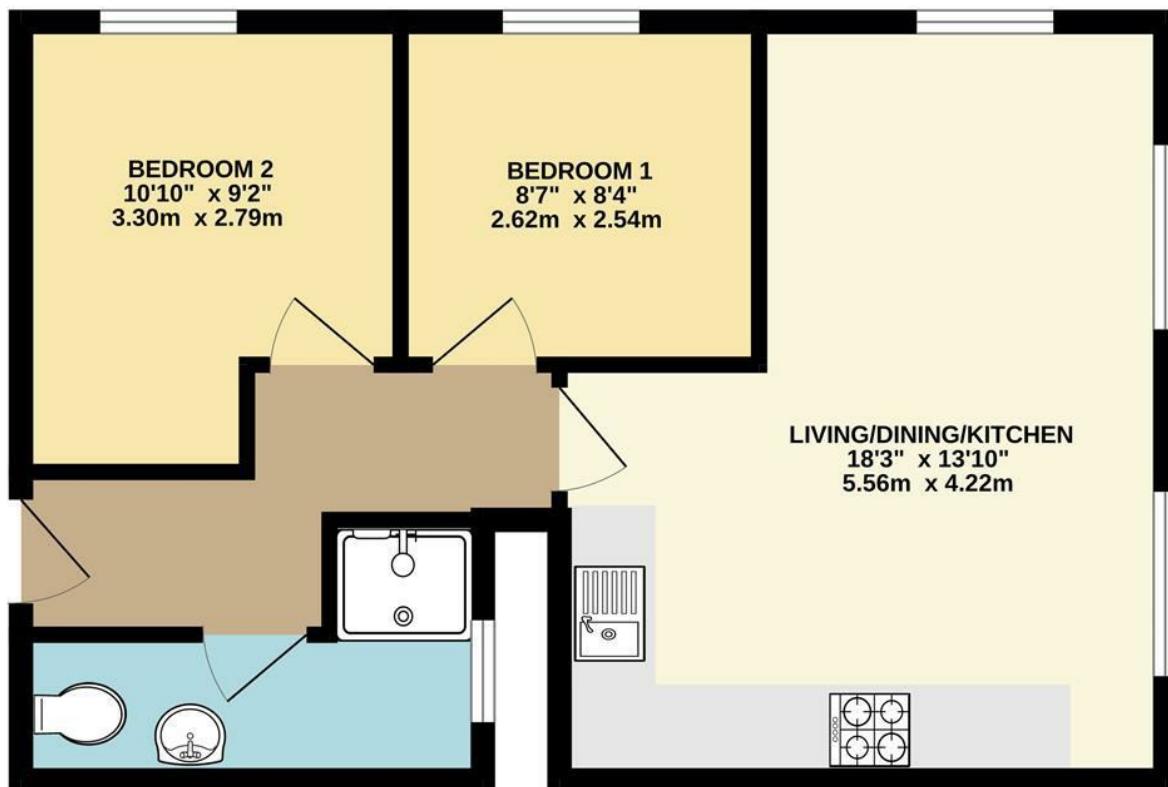
Council Tax Band: A

Guide: £150,000 Leasehold

South Street,  
Exeter, Devon, EX1 1EN

[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 well presented and recently redecorated two bedroom first floor flat located in a superb City Centre location and is being sold with no onward chain. This property offers excellent access to Exeter's vibrant City Centre, historic Quayside, and Southernhay Business District.

Accessed via South Street, the first floor accommodation comprises entrance hall, dual aspect living/dining room with a modern kitchen area, two good-sized bedrooms, and a shower room with a recently fitted shower unit. The flat has gas central heating and double glazing.

The flat has a light and spacious feel throughout with internal viewing highly recommended.

## LEASEHOLD INFORMATION

Length of Lease: 118 Years from 1 January 2005 to 20 September 2123.

Annual Service Charge: £1,000.

Annual Ground Rent: £100.

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 £950 per calendar month, providing a gross rental yield of 7.6%. 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.

## AGENTS NOTE

The property is being sold with no onward chain.



## 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)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	80	80
(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	

