



naomi j ryan  
estate agents



Top Floor Flat



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Allocated Parking  
Space



Communal Areas



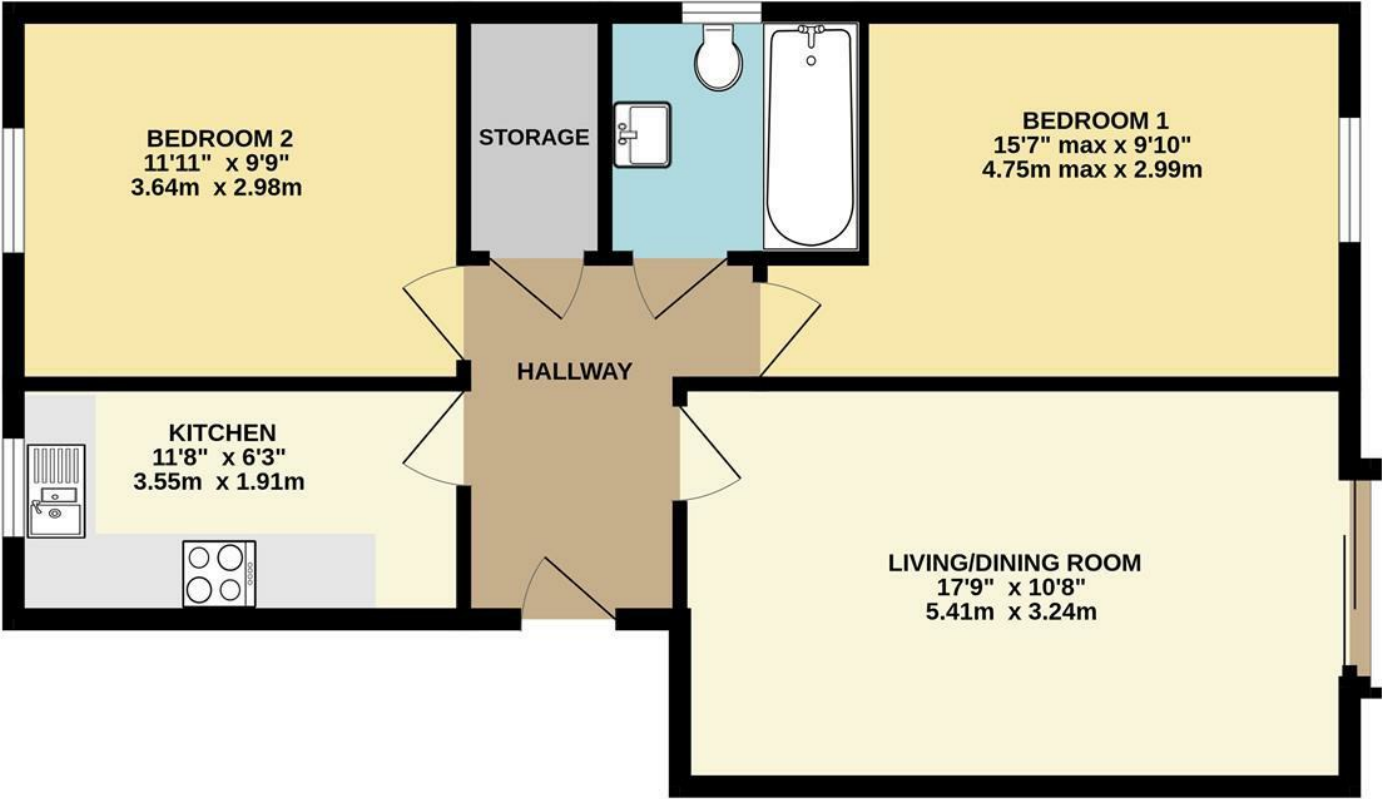
Council Tax Band: B

£220,000 Leasehold

Phoenix Court,  
Burnthouse Lane, Exeter, EX2 6FW

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

THIRD 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 beautifully presented top floor flat with two double bedrooms and a delightful outlook to the rear across the surrounding area towards Ludwell Valley Park. The property is conveniently located with good transport links into the City Centre, the RD&E Hospital, and within walking distance of local amenities including Lidl Supermarket and Wonford Sports Centre.

The property has a light and spacious feel throughout with accommodation comprising entrance hall, living/dining room with patio doors and Juliette balcony, two double bedrooms, a modern fitted kitchen, and a modern bathroom. Accessed from the hallway is a useful walk-in storage cupboard that has plumbing for a washing machine.

Outside are communal grounds, bike stores, and communal bin stores. The property has one allocated parking space.

Early internal viewing is highly recommended and a 360 Virtual Tour is available to view online.

## LEASEHOLD INFORMATION

Length of Lease: 999 Years from 1st January 2018

Annual Service Charge: £1,094.80

Service Charge Review Period (Year/Month): Reviewed annually

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £895 per calendar month, providing a gross rental yield of 4.8%. 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](mailto:enquiries@naomijryan.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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	

