



naomi j ryan  
estate agents



Flat - Second Floor



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



On Street - Permit



Communal Gardens



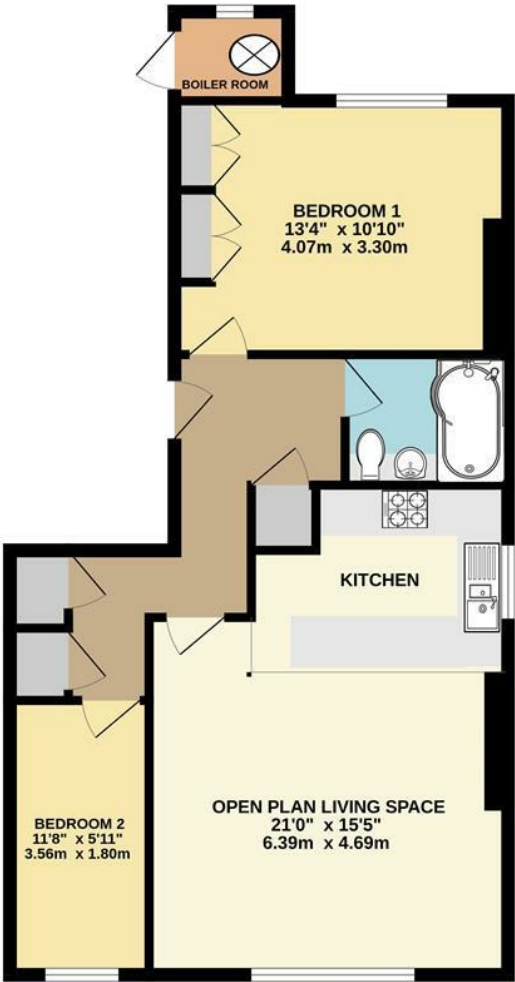
Council Tax Band: B

£200,000 Leasehold

Polsloe Road,  
Exeter, EX1 2DS

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

CITY HEIGHTS



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 superbly presented two bedroom apartment, located centrally and offering excellent access to the RD&E, Waitrose, & the City Centre. Situated on the second floor of this impressive building the property enjoys superb views across the surrounding city scape.

The apartment is accessed via a communal entrance with stairs rising to the second floor. The accommodation is light and spacious throughout comprising in brief, open plan living space incorporating a modern kitchen with integrated appliances, two bedrooms and a bathroom. Further features include a Worcester Bosch boiler installed in April of this year servicing a gas central heating system, uPVC double glazed sash windows and a video call entry system. Outside the communal grounds are exceptionally well maintained and include a rear garden which enjoys a good degree of sunshine and a secure bike store.

The property offers a superb opportunity for first time buyers and those looking for an investment property, with a proven rental history. Naomi J Ryan Estate Agents are delighted to offer this property to the market for sale with no onward chain and highly recommend internal viewing.

### MATERIAL INFORMATION

Construction notes: Brick Construction

Heating: Gas Central Heating

Utilities: Connected to mains gas, electric, water & 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>

### LEASEHOLD INFORMATION

Length of Lease: 125 years from September 2005

Annual Service Charge: £1200

Annual Ground Rent: £125

Service Charge Review Period: Service Charge is reviewed annually

Ground Rent Review Period: TBC

### LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £975 per calendar month, providing a gross rental yield of 4.9%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

### 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	82	82
	EU Directive 2002/91/EC	



BRITISH  
PROPERTY  
AWARDS

2022



GOLD WINNER

ESTATE AGENT  
IN EXETER



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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