



naomi j ryan  
estate agents



Top Floor



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Gas Central Heating



Allocated Parking  
Space



No Garden



Council Tax Band: B

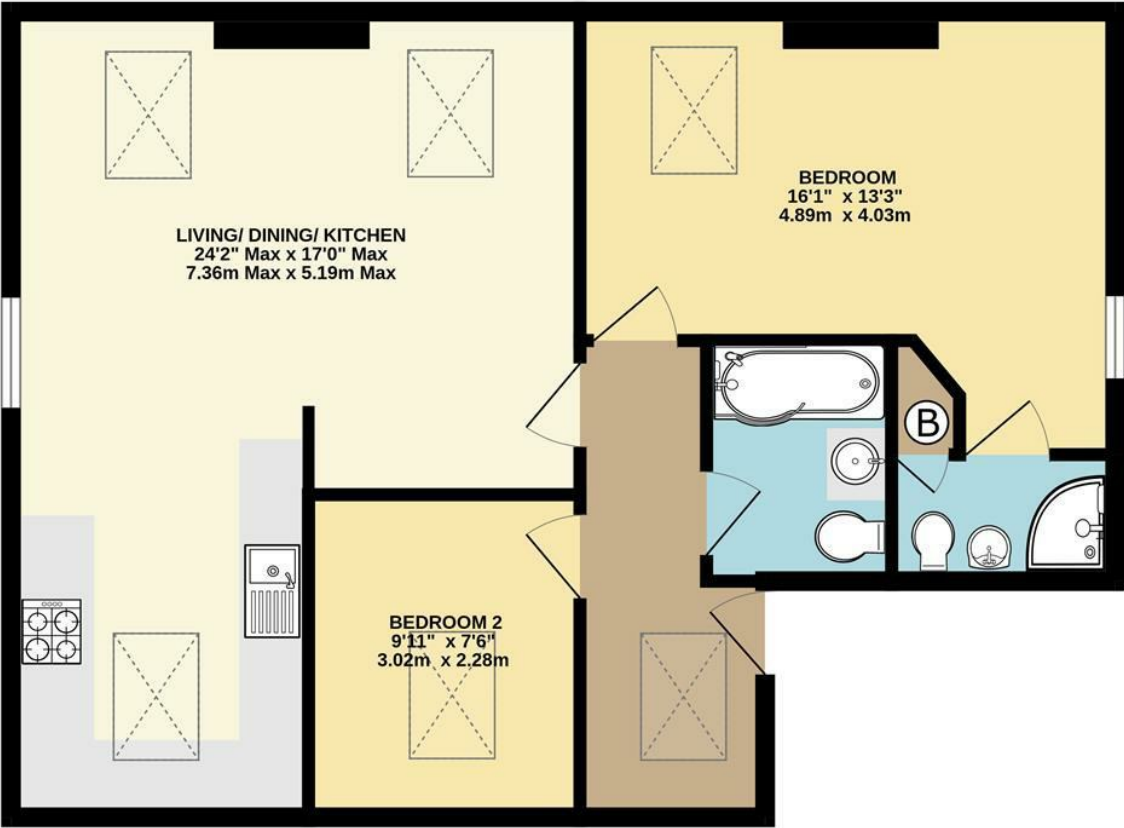
£285,000 Leasehold  
with share of the Freehold

Flat 6, 9 Clifton Hill,

Exeter, EX1 2DL

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

CLIFTON HILL



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 top-floor apartment set within a Grade II listed building, offering stunning views across the city and with one allocated parking space to the rear. The property is available with no onward chain. Ideally located, it provides easy access to the City Centre, Belmont Park, and a range of local amenities, including a Waitrose supermarket.

The bright and spacious accommodation comprises an entrance hall leading into an open-plan kitchen/living/dining area. This impressive room features three large roof light windows and a distinctive porthole window, allowing for an abundance of natural light and showcasing beautiful city views. Exposed beams and angled ceilings enhance the character and charm of the space. The kitchen is fitted with integrated appliances, including a fridge/freezer, single oven with microwave above, and gas hob. A useful recess within the dining area is currently utilised as a study space.

There are two bedrooms (one double and one single), one of which benefits from an en-suite shower room, along with a separate modern bathroom.

Externally, the property includes one allocated parking space, accessed via Jesmond Road to the rear of the building.

Early internal viewing is highly recommended.

### LEASEHOLD INFORMATION

Length of Lease: 999 years from 1 May 2015

Annual Service Charge: Information to follow

Service Charge Review Period (Year/Month): 01/05 – 30/04 every year.

### MATERIAL INFORMATION

Construction notes: External walls are of masonry construction: a combination of brick, stone and render.

Utilities: Mains water, gas, 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.







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PROPERTY  
AWARDS  
2021  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT  
IN EXETER



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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



BRITISH  
PROPERTY  
AWARDS  
2025  
★★★★★  
**GOLD WINNER**  
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	80	80
(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	

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