

naomi j ryan  
estate agents



Flat - Ground Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Gas Central Heating



Residents Car Park



Drying Area



Council Tax Band: A

£170,000 Leasehold



Allhallows Court,

Bartholomew Street West, Exeter, Devon, EX4 3BJ

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

ALLHALLOWS COURT





## SUMMARY

A fantastic opportunity to acquire this modern and superbly presented one bedroom ground floor apartment. Situated on Bartholomew Street West the property enjoys a tucked away position from the main hustle and bustle of the city, whilst still offering excellent access to a wide range of local amenities including the High Street, Princesshay, Northernhay Gardens and Exeter's Historic Quayside. This apartment represents a great opportunity for investment buyers, first time buyers or those looking for a "lock up & leave".

The apartment offers spacious and light accommodation throughout which comprises in brief entrance hall, living room with fitted wall units and storage cupboard, contemporary kitchen with integrated fridge/freezer, slimline dishwasher & washer dryer, double bedroom with fitted high gloss wardrobes and a modern three piece shower room with walk in shower. Further features include gas central heating with under floor heating to the hallway, kitchen and shower room, and double glazing throughout.

Outside the building is a drying area with washing line and a residents car park offering off road parking on a permit basis.

Naomi J Ryan Estate Agents are delighted to offer this property to the market for sale and highly recommend internal viewing.

### 360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

### LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £750 per calendar month, providing a gross rental yield of 5.2%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

### LEASEHOLD INFORMATION

Length of lease: 100 years remaining (24 November 2121). Lease commenced 25 November 1996.

Service Charge: Total annual service charge 2021/2022: £609.04. £152.26 paid quarterly.

Ground Rent: £10 per year.

### VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents. Please remember to bring hand sanitiser to use and a face covering to wear during your viewing.



naomi j ryan  
estate agents





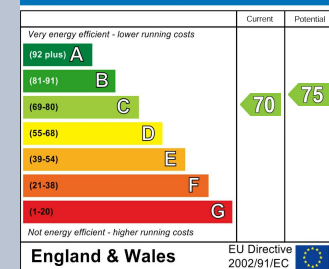


## THINKING OF SELLING?

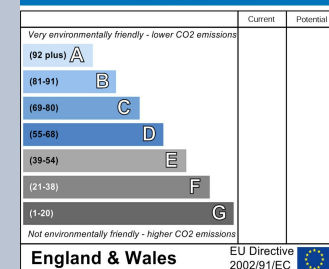
Get in touch for a free,  
no obligation valuation.  
Call 01392 215283

or email  
[enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



naomi j ryan  
estate agents



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.

18 southernhay west, exeter, ex1 1pj  
t&f . 01392 215283

e . [enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)  
company registration number 6693899