



naomi j ryan
estate agents



Ground Floor
Apartment



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Gas Central Heating



Allocated Parking
Space



Communal Gardens



Council Tax Band:

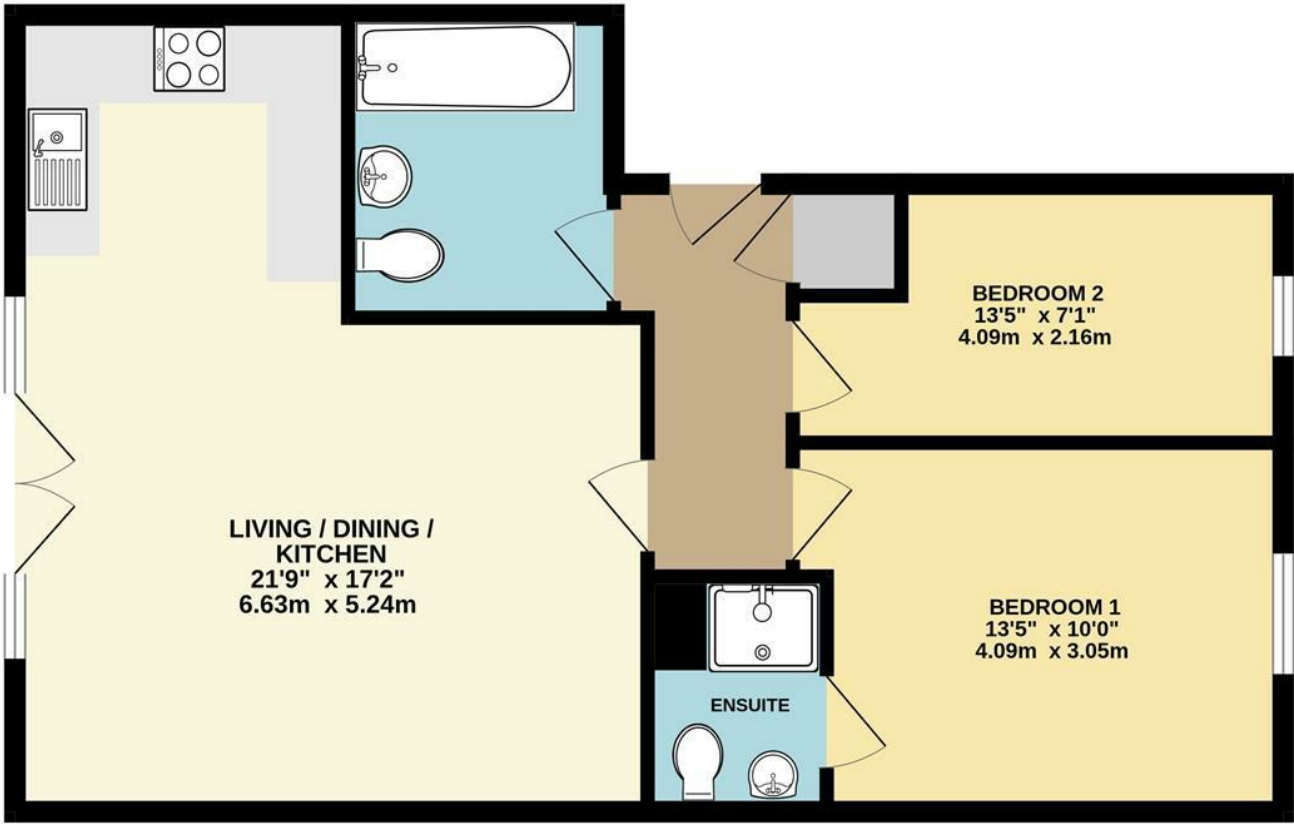
Guide: £180,000 Leasehold

Besley Court, Retail Park Close,

St Thomas, Exeter, EX2 8GJ

www.naomijryan.co.uk

GROUND 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 superb ground floor apartment with two double bedrooms, situated in this highly convenient and tucked away position within St Thomas. Located a short walk to nearby local amenities on Marsh Barton, the property offers excellent access to both Sainsbury's Supermarket and Co-Op on Alphington Road. The property is also within easy reach of Canal Side walks which lead to Exeter's Historic Quayside in one direction, and Riverside Valley Park in another.

Offering spacious accommodation throughout, the accommodation comprises a private entrance door into a hallway with doors off to all rooms. The open plan living/dining/kitchen area offers a versatile area, allowing for various layouts to suit a buyer's requirements, providing plenty of space for both living and dining areas. The kitchen area is fitted with a modern range of units and double doors open onto a private block paved patio, providing a pleasant seating area. There are two double bedrooms, an ensuite shower room, and a further bathroom.

Besley Court has well-maintained communal gardens, laid to lawn and with mature hedging providing private areas for sitting out. To the front of the building are allocated parking spaces, one of which is allocated to this apartment.

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

LEASEHOLD INFORMATION

Length of Lease: 125 years from 1 March 2004

Annual Service Charge: £1045.36 per annum

Service Charge Review Period (Year/Month): To be confirmed

VIEWING ARRANGEMENTS

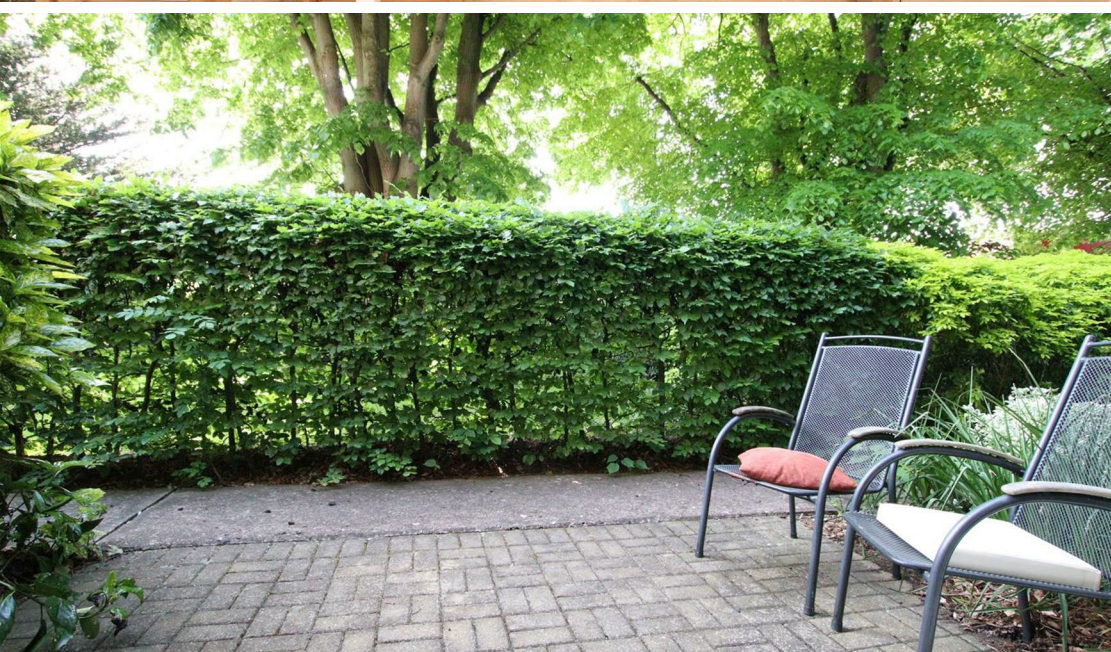
Strictly by appointment with Naomi J Ryan Estate Agents.

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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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	

