

naomi j ryan
estate agents

First Floor Flat

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Electric Heater

On Street Permit Parking

No Garden

Council Tax Band: A

£110,000 Leasehold

Flat 1, Shaul House, South Lawn Terrace,

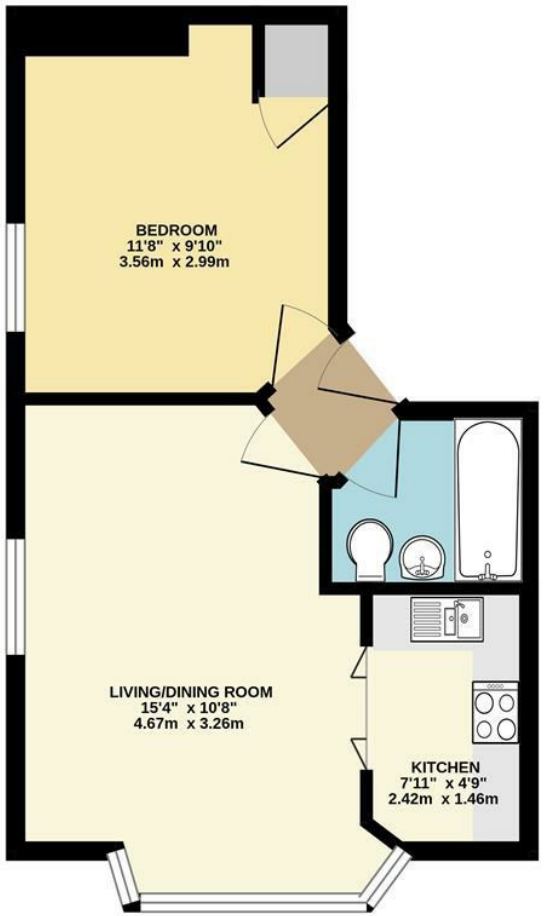
Heavitree, Exeter, EX1 2SW

www.naomijryan.co.uk

Flat 1, Shaul House, South Lawn Terrace, Heavitree, Exeter, EX1 2SW

£110,000 Leasehold

FIRST 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 well-presented, light and spacious first-floor apartment situated in the highly desirable area of Heavitree, offering excellent access to a wide range of local amenities. Conveniently located close to Heavitree Park, regular public transport links, a doctor's surgery, and an excellent selection of independent shops, cafés, restaurants and everyday conveniences along Fore Street, the property is also within easy reach of the Royal Devon and Exeter Hospital.

The accommodation is accessed via a shared entrance hall serving only one other apartment. It comprises a hallway, a bright and airy dual-aspect open-plan living/dining room featuring a characterful bay window and attractive views across the surrounding area. Double bi-fold doors open to a separate kitchen. The property further benefits from a generous double bedroom and a well-appointed bathroom.

Early internal viewing is highly recommended.

LEASEHOLD INFORMATION

Length of Lease: 168 Years remaining.
Annual Service Charge: £1417.24
Annual Ground Rent: Peppercorn Ground Rent.
Service Charge Review Period: April.
Ground Rent Review Period: April.

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains electricity, drainage, and water.

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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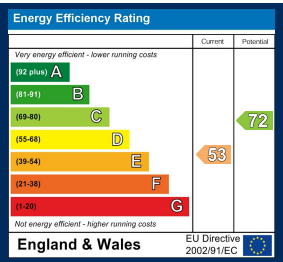
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.



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