



naomi j ryan
estate agents



Flat - Studio



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Heating: Type here



Parking: Type here



Garden: Type here



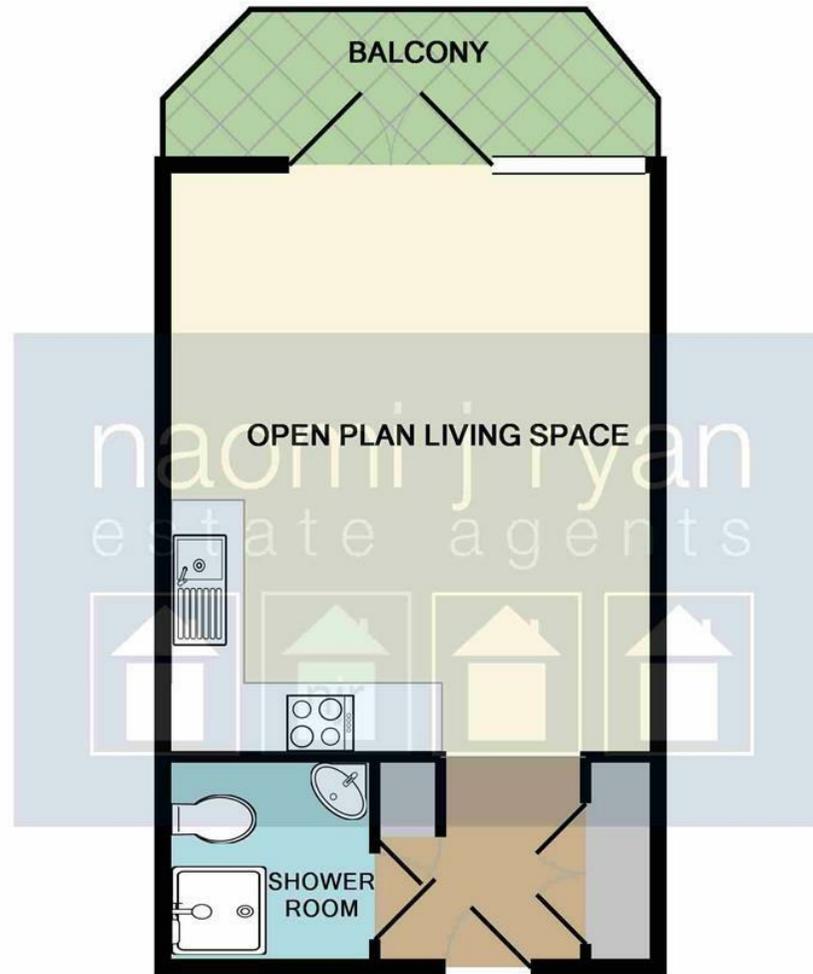
Council Tax Band: A

£775

Marcus House,

Isca Place, Exeter, Devon, EX4 4JN

www.naomijryan.co.uk



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

SUMMARY

This well appointed fourth floor studio apartment occupies a highly convenient central position within easy walking distance of the vibrant Princesshay Shopping Centre, Exeter High Street, Central Train Station and both Exeter College & Exeter University.

The property comprises of an entrance hallway with large cupboard, contemporary open plan living/bedroom space with modern kitchen and French doors onto a private balcony providing space for a bistro table and chairs.

There is also a shower room.

EPC Rating C

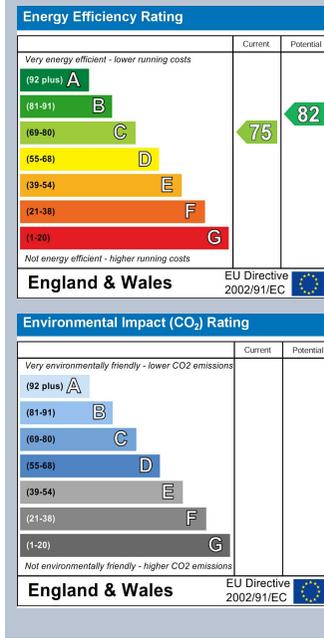
Council Tax Band A

In person viewings only.

Single professional occupancy only.



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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.

18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899