



naomi j ryan
estate agents



Flat - First Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: n/a



Garden: n/a



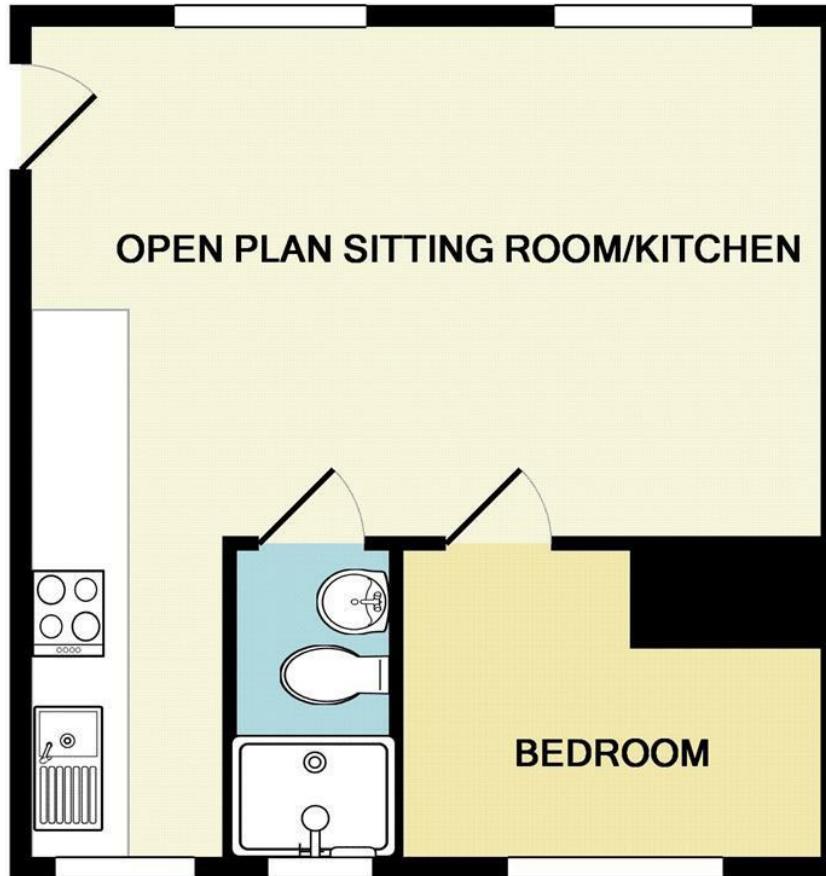
Council Tax Band: A

£825 PCM

St Leonards Road,

Exeter, Devon, EX2 4LR

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

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SUMMARY

This well presented first floor studio style apartment occupies a highly convenient central position within easy walking distance of the RD& E Hospital, Magdalen Road and the City Centre.

The apartment offers neutrally decorated accommodation throughout and benefits from a light and airy open plan sitting room/kitchen, a small double bedroom, shower room and a modern fitted kitchen with built in electric oven and hob.

Unfurnished.

Council Tax Band A.

EPC Rating E.

Sorry no pets.

Available immediately subject to acceptable referencing.

Holding Deposit £190.



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.

