



naomi j ryan  
estate agents



Flat - First Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: n/a



Garden: n/a



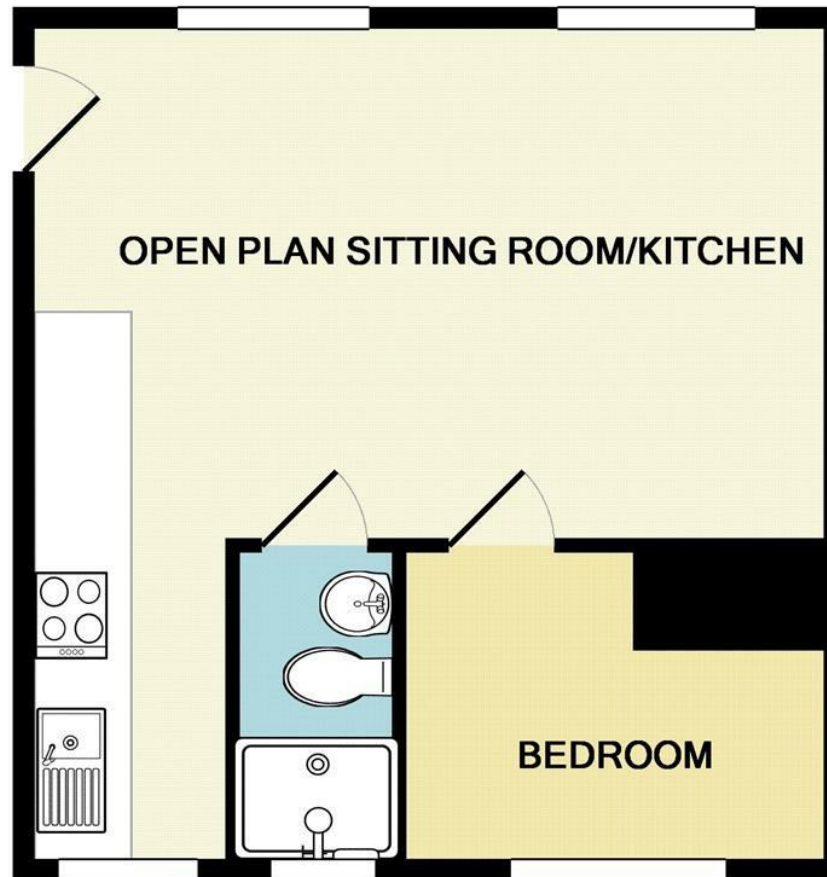
Council Tax Band: A

£825 PCM

St Leonards Road,

Exeter, Devon, EX2 4LR

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



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