



naomi j ryan
estate agents



Flat - Second Floor



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: 1 Space



Garden: Balcony



Council Tax Band: B

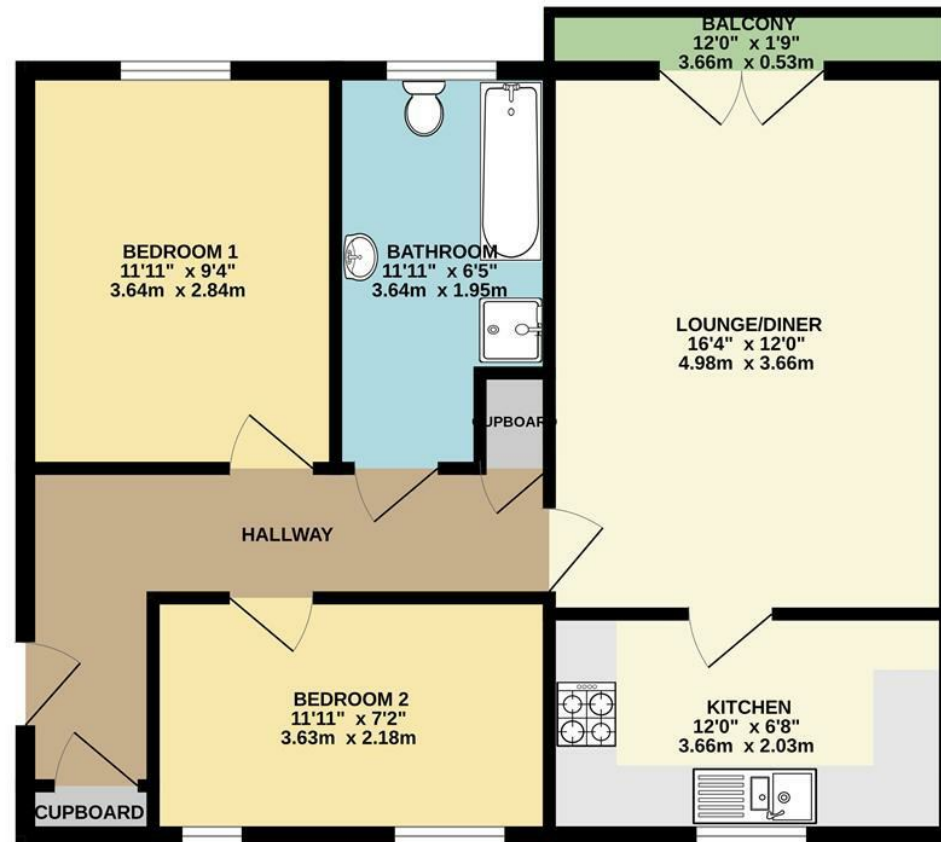
£1,075

Russell Walk,

, Exeter, EX2 7TN

www.naomijryan.co.uk

SECOND FLOOR
638 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA: 638 sq.ft. (59.2 sq.m.) approx.

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

We are delighted to offer for let this exceptionally well presented two bedroom apartment located in the desirable area of Kings Heath.

The property offers convenient access to Digby & Sowton Train Station, the M5 & A30, Tesco Superstore and IKEA and in brief comprises; spacious lounge diner with doors out to the balcony, kitchen with washing machine, fridge freezer, oven and hob, two double bedrooms and bathroom with shower cubicle and separate bath.

Outside there is an allocated parking space for one car.

Would suit a professional person or couple.

EPC Rating C.

Council Tax Band B.

Available from the start of June 2024.



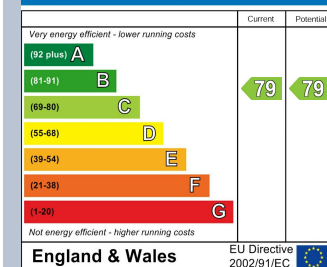
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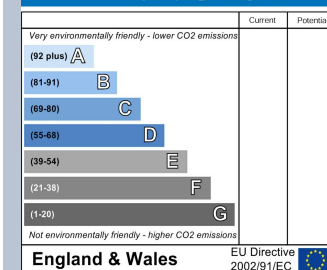
THINKING OF LETTING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
lettings@naomijryan.co.uk

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



**BRITISH
PROPERTY
AWARDS**

2022



GOLD WINNER

ESTATE AGENT
IN EXETER



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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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