



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

£1,200

Russell Walk,  
, Exeter, EX2 7TN

[www.naomijryan.co.uk](http://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 August 2025.

Holding Deposit £265.



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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](mailto:lettings@naomijryan.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
	79	79
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



BRITISH  
PROPERTY  
AWARDS

2022



GOLD WINNER

ESTATE AGENT  
IN EXETER