



naomi j ryan
estate agents



Flat



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Heating: Gas



Parking: Allocated



Garden: Balcony



Council Tax Band: C

£1,100

Augustus House,
Isca Place, Exeter, Devon, EX4 4HL

www.naomijryan.co.uk

GROUND FLOOR



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

This spacious, light and airy two double bedroom apartment is located on the second floor of the south facing side of this City Centre located building.

Overlooking Exeter's Central Train Station, a minutes walk from the High Street and within close proximity to Exeter University it is perfectly situated for those commuting in and out of the city.

The apartment, set out over one floor is well presented with neutral décor and flooring throughout and comprises of a large lounge with balcony and adjoining kitchen with space for appliances, two larger than average double bedrooms, master with ensuite and separate bathroom.

The property also has the added benefit of secure underground parking.

Unfurnished.

Council Tax Band C.

EPC Rating B.

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In Person Viewings Only.

Holding Deposit £253.



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