



naomi j ryan  
estate agents



Flat - Ground Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Electric Heating



On Road Parking



Courtyard Garden



Council Tax Band: A

£190,000 Leasehold

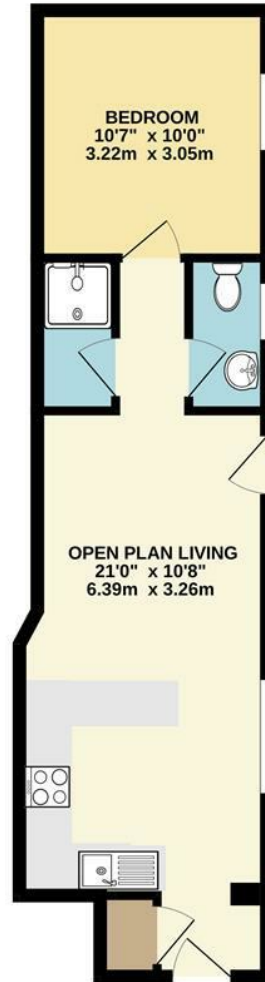


College Road,

St Leonards, Exeter, Devon, EX1 1TE

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

GROUND FLOOR



## SUMMARY

An excellent opportunity to purchase a one bedroom ground floor apartment with a private courtyard garden located in the prestigious area of St Leonards. This apartment represents an excellent investment opportunity or step onto the ladder.

The apartment is accessed via a secure communal door opening into a communal hallway leading to a private entrance. The accommodation has been well maintained by the current owner and comprises in brief entrance hall, open plan kitchen and living space, a double bedroom, modern fitted shower room and separate cloakroom. Outside there is a private courtyard garden with storage shed. A shared footpath provides access onto Raleigh Road.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing.

## LEASEHOLD INFORMATION

Length of Lease: 199 years commencing 23rd December 2008

Annual Service Charge: £360 per quarter

Annual Ground Rent: £50 per annum

Service Charge Review Period (Year/Month): TBC

Ground Rent Review Period (Year/Month): TBC

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £850 per calendar month, providing a gross rental yield of 5.1%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

## REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.



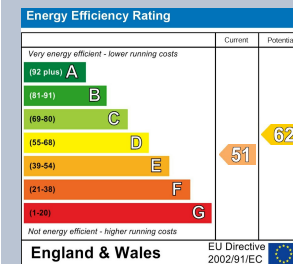
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## THINKING OF SELLING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)



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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