



naomi j ryan
estate agents



Flat - Second Floor



Bedrooms: 2



Bathrooms: 2



Receptions: 2



Gas Central Heating



Single Garage &
Residents Parking



Communal Gardens



Council Tax Band: E

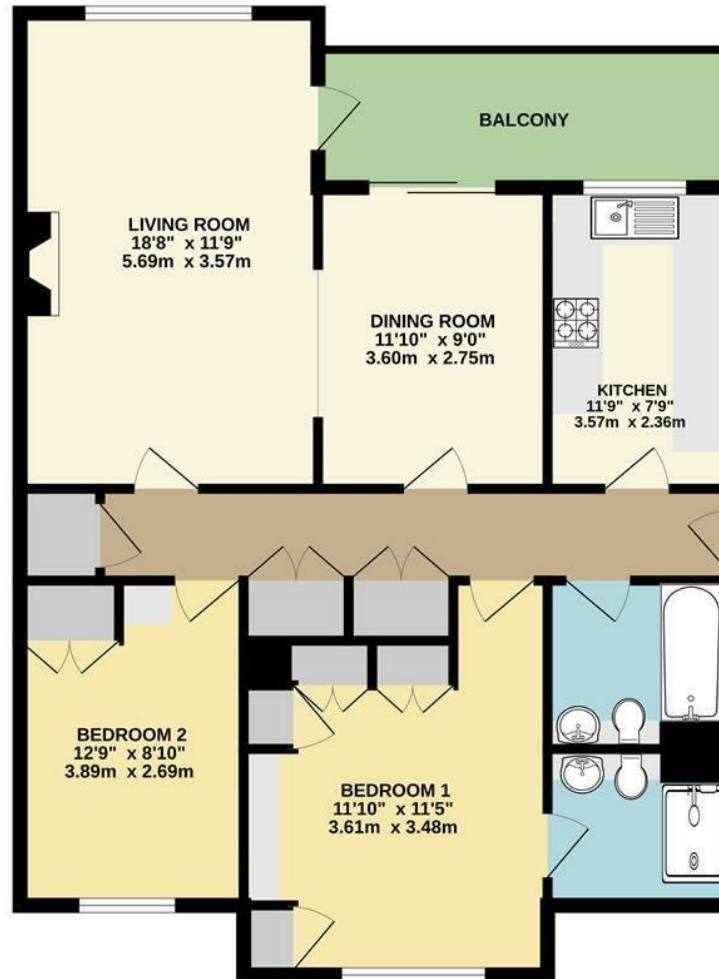
Guide Price £450,000-£475,000
Leasehold



Old Mill Close,
St Leonards, Exeter, EX2 4BW

www.naomijryan.co.uk

WEIRSIDE PLACE





SUMMARY

Guide Price £450,000-£475,000. A modern and wonderfully presented two double bedroom quayside apartment enjoying superb waterside views across the River Exe & Trews Weir. Offered to the market for sale with no onward chain, the property is conveniently situated within walking distance of the hustle & bustle of Exeter's historic Quayside with a wide range of eateries, bars, cafes & independent shops on offer. Riverside walks & cycle paths are also within easy reach as well as Exeter's vibrant City Centre offering a wider range of amenities.

The apartment is reached via a secure communal entrance with access to the second floor via a lift or stairs. The accommodation is light and spacious throughout comprising in brief, entrance hall, living room with a large feature window taking in the stunning view, dining room, kitchen, two double bedrooms, ensuite shower room and a family bathroom. A balcony, accessible from both the living room and dining room, offers the perfect spot to enjoy the beautiful river views. Further features include gas central heating and double glazing. Outside the property enjoys the use of well maintained communal gardens and residents parking. A single garage, located in a nearby block is situated close by.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

LEASEHOLD INFORMATION

Length of Lease: 125 years from 1990.

Annual Service Charge: £2,200 per annum.

Ground Rent: £148.80 every 6 months.

Service Charge Review Period: Annually in October.

Ground Rent Review Period: Every 25 years.

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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.

18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899