



naomi j ryan
estate agents



Flat



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Gas Central Heating



Allocated Parking
Space & Single Garage



Communal Gardens



Council Tax Band: D

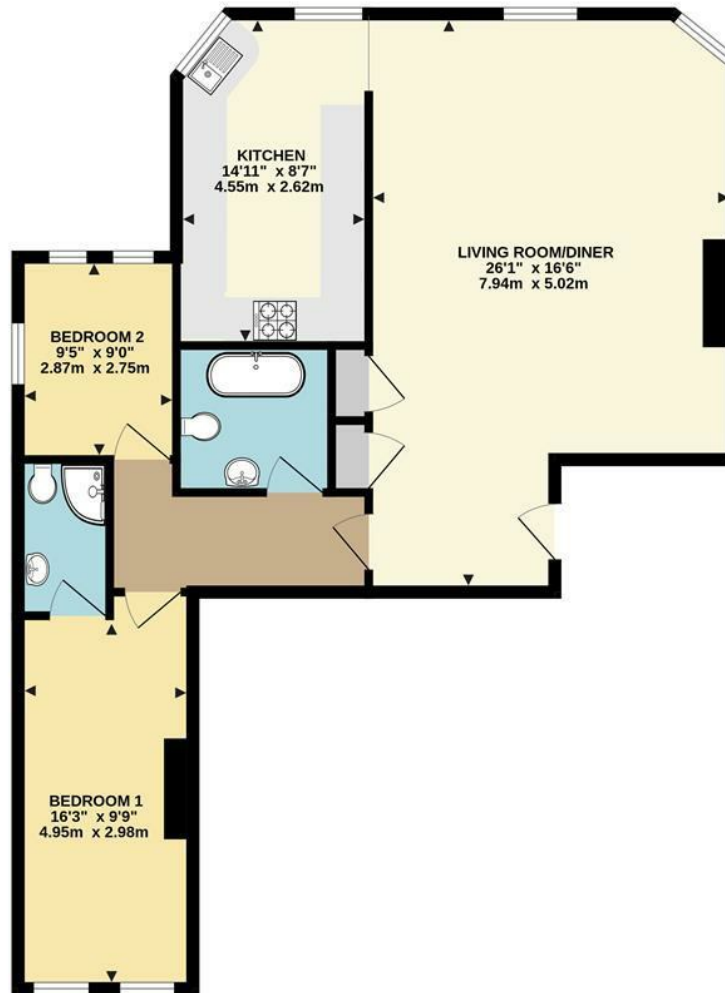
£260,000 Leasehold

South Grange,

Clyst Heath, Exeter, EX2 7EY

www.naomijryan.co.uk

SOUTH GRANGE



SUMMARY

A stylish & superbly presented two bedroom first floor apartment situated within the well regarded residential area of Clyst Heath. Sympathetically converted in 1995 from the original Victorian Digby Hospital this exclusive development is conveniently situated on the outskirts of the city with easy access to major commuter links, Exeter Business Park, & Exeter International Airport. The RD&E Hospital Park and Ride and Digby train station are also a short distance away.

The light and spacious accommodation is beautifully maintained, comprising in brief two bedrooms, ensuite shower room to the master bedroom, family bathroom with feature stand alone roll top bath, contemporary kitchen and an open plan living room/diner with feature sash windows overlooking the communal grounds. A particular feature of this property are the high ceilings, found throughout the apartment this only adds to the spacious feel. The communal grounds are wonderfully maintained across the development and offer the residents a pleasant outlook and gardens to enjoy. An allocated parking space is located directly outside of the communal entrance and a single garage is situated in a nearby block of garages.

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

LEASEHOLD INFORMATION

Length of Lease: 999 years from September 1995

Service Charge: £1640.96 every six months.

Annual Ground Rent: Included in the above Service Charge.

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 £1200 per calendar month, providing a gross rental yield of 5.3%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	79
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.

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