



naomi j ryan
estate agents



Flat - Ground Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Gas Central Heating



Allocated Parking
Space



Communal Gardens



Council Tax Band: B

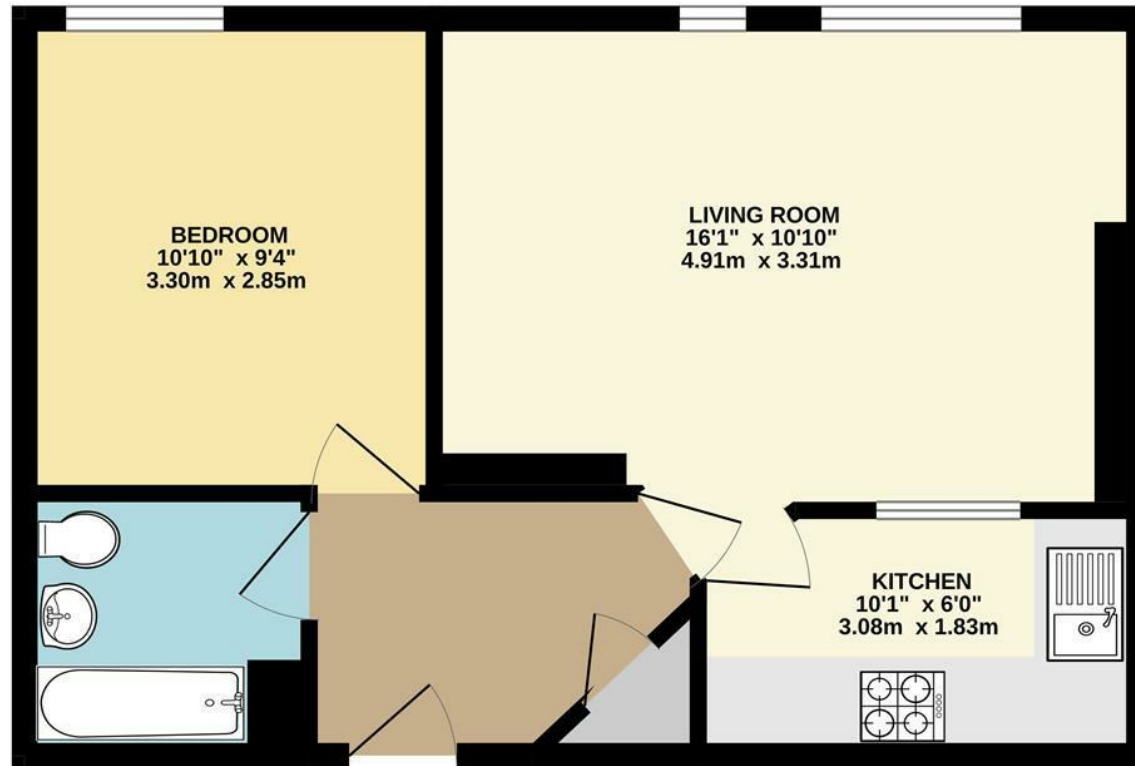
£185,000 Leasehold



South Grange,
Clyst Heath, Exeter, EX2 7EY

www.naomijryan.co.uk

SOUTH GRANGE



SUMMARY

A spacious one bedroom ground floor apartment situated within the well regarded residential area of Clyst Heath and offered to the market for sale with no onward chain. 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 property offers accommodation that is light and spacious throughout comprising in brief, entrance hall with storage cupboard, living room/diner, kitchen, double bedroom and a bathroom. South Grange is set amongst beautifully maintained communal grounds which the property has the use of as well as an allocated parking space.

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: 999 Years from 29th September 1995

Monthly Service Charge: £164.09

Annual Ground Rent: Peppercorn Ground Rent included within the service charge.

Service Charge Review Period (Year/Month): TBC

Ground Rent Review Period (Year/Month): TBC

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

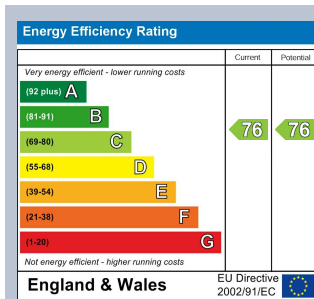
REFERRAL FEE DISCLOSURE

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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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