



naomi j ryan
estate agents



Lower Ground
Floor Flat



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Gas Central Heating



Allocated Parking
Space



Courtyard Walkway



Council Tax Band: A

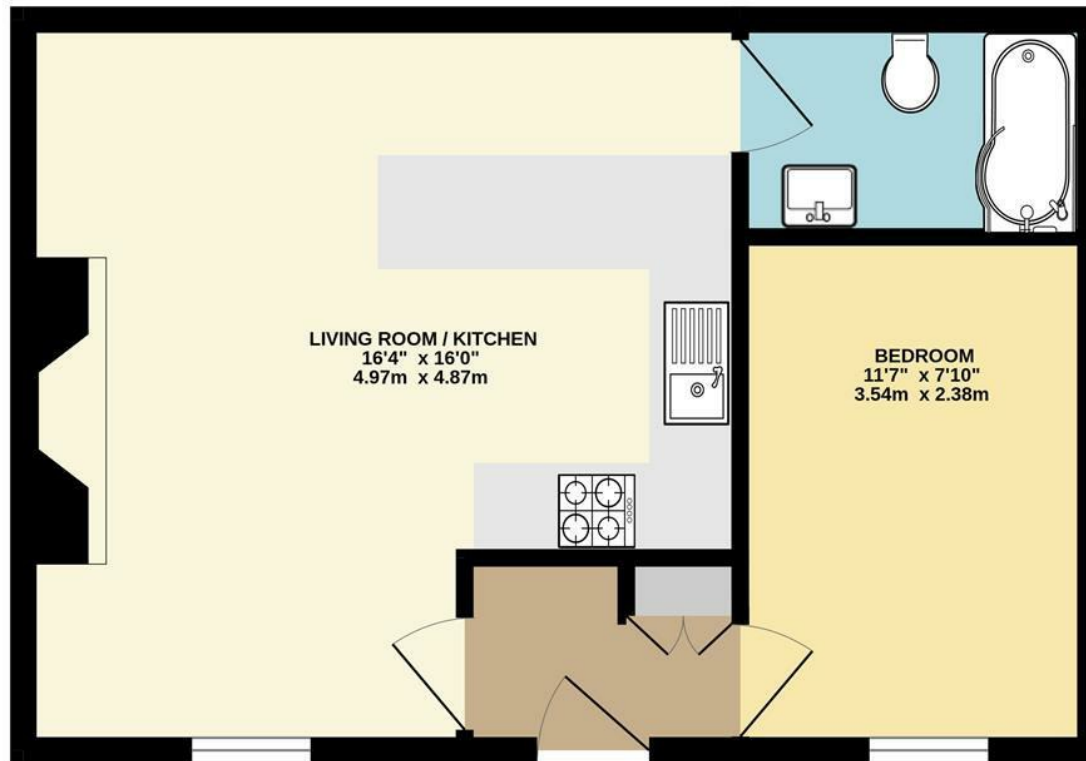
£200,000 Leasehold



Clifton Hill,
, Exeter, Devon, EX1 2DL

www.naomijryan.co.uk

LOWER GROUND FLOOR



SUMMARY

A beautifully presented and self contained lower ground floor one bedroom apartment located within this Grade II listed building. The apartment is being sold with no onward chain and has one allocated parking space to the rear. The apartment is conveniently situated for access to the City Centre, Belmont Park, and local amenities including Waitrose Supermarket.

Offering spacious accommodation throughout the property comprises entrance hall with cupboard housing the gas central heating boiler, a superb open plan living/dining room with modern fitted kitchen. The kitchen has integrated appliances to include a washing machine, dishwasher, oven, hob, and fridge. There is one double bedroom and a modern bathroom with shower over the bath.

The property is approached via steps down from street level to a private courtyard area. To the rear of the building is one allocated parking space (accessed via Jesmond Road).

Early internal viewing is highly recommended for this superb property.

LEASEHOLD INFORMATION

Length of Lease: 999 years from 1 May 2015

Annual Service Charge: £72.68 paid monthly

Annual Ground Rent: to be confirmed

Service Charge Review Period (Year/Month): to be confirmed

Ground Rent Review Period (Year/Month): to be confirmed

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £925 - £950 per calendar month, providing a gross rental yield of 5.5% - 5.7%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

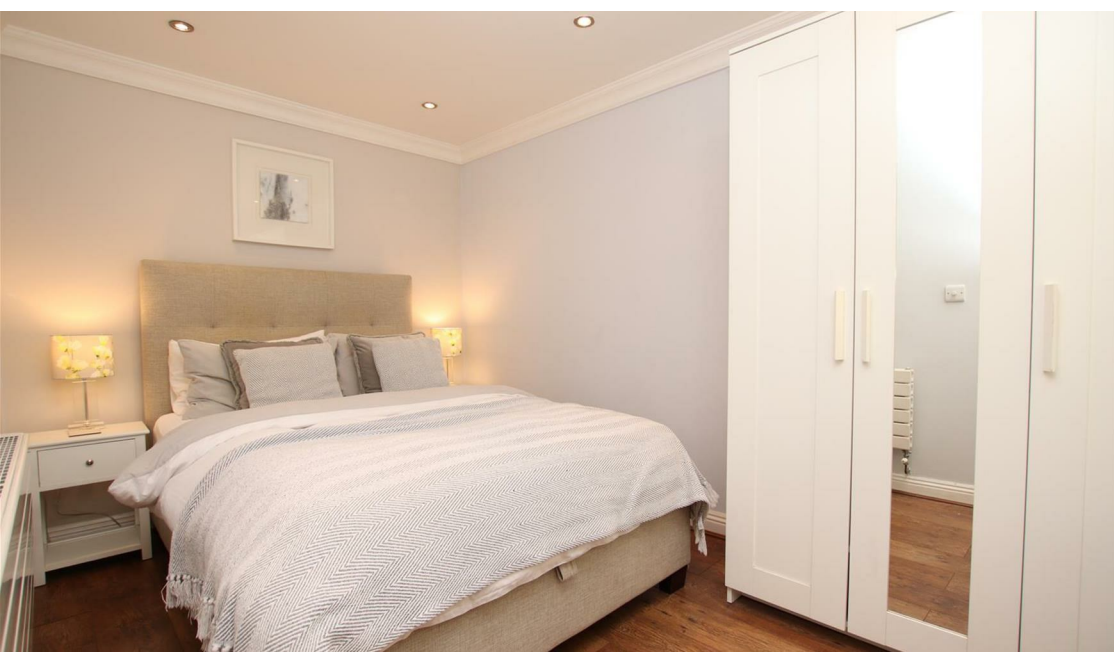
REFERRAL FEE DISCLOSURE

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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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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