



naomi j ryan  
estate agents



Second Floor  
Apartment



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Gas Central Heating



One Allocated  
Parking Space



Juliette Balcony



Council Tax Band: D

Offers Over £335,000 Leasehold



Clipper Quay,  
The Quay, Exeter, EX2 4AP

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

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## SUMMARY

A superb second-floor apartment with panoramic views across the River Exe and Exeter's Historic Quayside. The property is being sold with no onward chain and offers buyers the opportunity to have direct access to riverside walks and cycle routes. Exeter Quay offers a variety of amenities including pubs, restaurants, cycle hire, and interesting architecture.

Located on the second floor, the apartment has accommodation comprising entrance hall with double doors into the spacious living room which has newly fitted carpet and double doors to the Juliette balcony, taking in the delightful river views. A separate kitchen provides buyers the opportunity to add their mark on the property. There are two double bedrooms (newly carpeted), one with an ensuite bathroom and fitted wardrobes. A separate shower room is accessed off the hallway.

Immediately to the rear of the building is a residents car park with one allocated parking space.

Early internal viewing is highly recommended

### LEASEHOLD INFORMATION

Length of Lease: 125 years (less 3 days) from 24 June 1990

Annual Service Charge: £2,520 (£210 a month - includes building insurance and Ground Rent).

Annual Ground Rent: Included in the service charge.

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 £1,200 per calendar month, providing a gross rental yield of 4.2%. 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			

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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