



naomi j ryan
estate agents



Flat - Second Floor



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Allocated Parking
Space



Communal Gardens



Council Tax Band: B

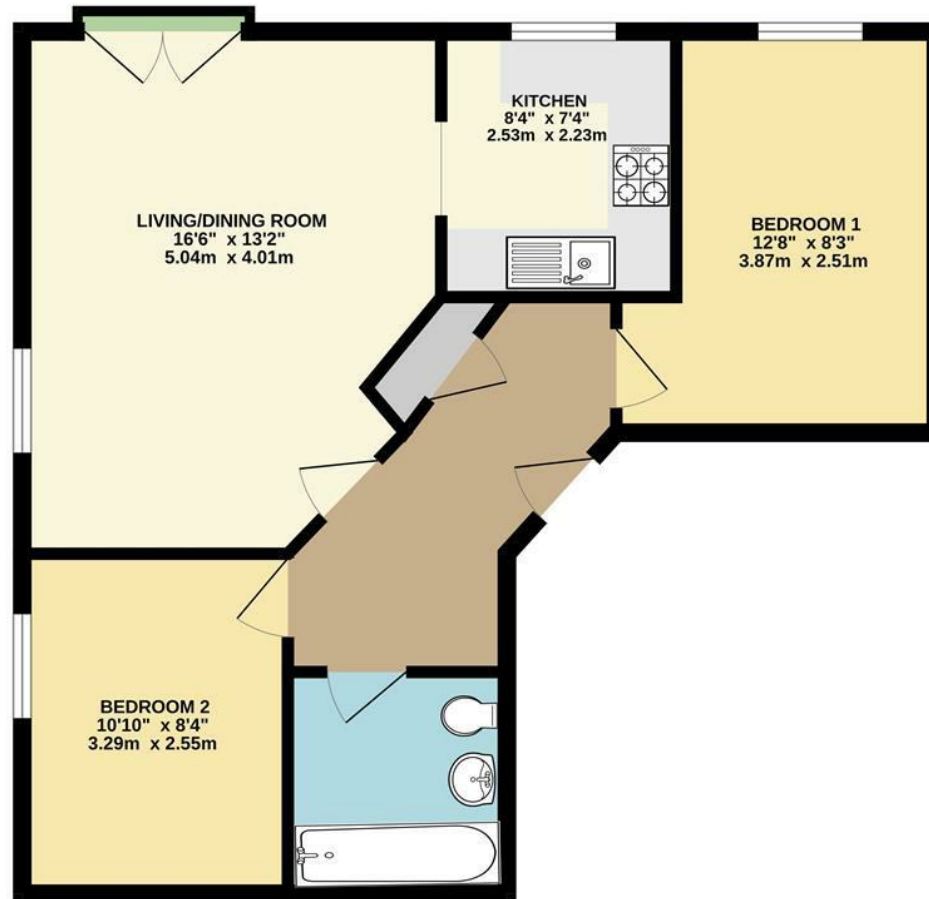
£155,000 Leasehold

Thursby Walk,

Pinhoe, Exeter, EX4 8FF

www.naomijryan.co.uk

LIVINGSTONE HOUSE



SUMMARY

A well presented, light and spacious two double bedroom apartment located within this popular modern development and offered to the market for sale with no onward chain. The property offers convenient access to the wide range of local facilities on offer within Pinhoe, which include Pinhoe Train Station, Lidl & Aldi Supermarkets, shops, pubs and eateries. Access to the major road networks surrounding the city are also within easy reach.

Located to the second floor, the apartment is accessed via a secure communal door. The accommodation comprises in brief, entrance hall, open living/dining room with Juliette balcony, contemporary kitchen fitted with high gloss units, two double bedrooms and a bathroom fitted with a white suite.

Outside the property enjoys an allocated parking space and access to communal gardens and a bike store.

LEASEHOLD INFORMATION

Length of Lease: 125 years from 2009

Annual Service Charge: £1,212

Annual Ground Rent: £252

Service Charge Review Period: Annually in January

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £925 per calendar month, providing a gross rental yield of 6.9%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

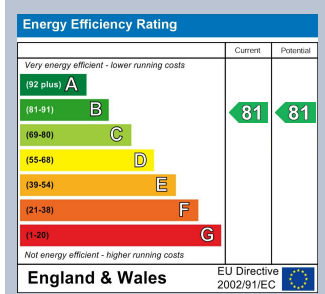
REFERRAL FEE DISCLOSURE

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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