



naomi j ryan
estate agents



Flat - Second Floor



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Allocated Parking
Space



Communal Gardens



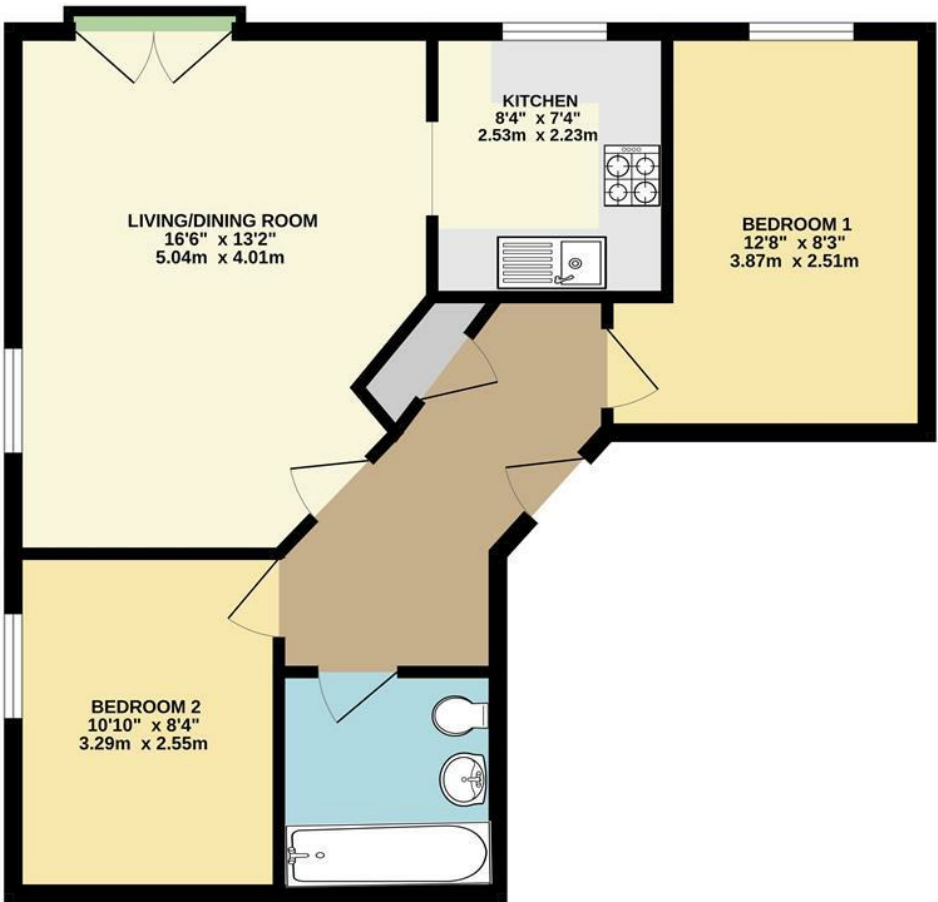
Council Tax Band: B

£155,000 Leasehold

Thursby Walk,
Pinhoe, Exeter, EX4 8FF

www.naomijryan.co.uk

LIVINGSTONE HOUSE



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.
Made with Metropix ©2024



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.



naomi j ryan
estate agents



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	

