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Flat - Studio



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Heating: Type here



Parking: Type here



Garden: Type here



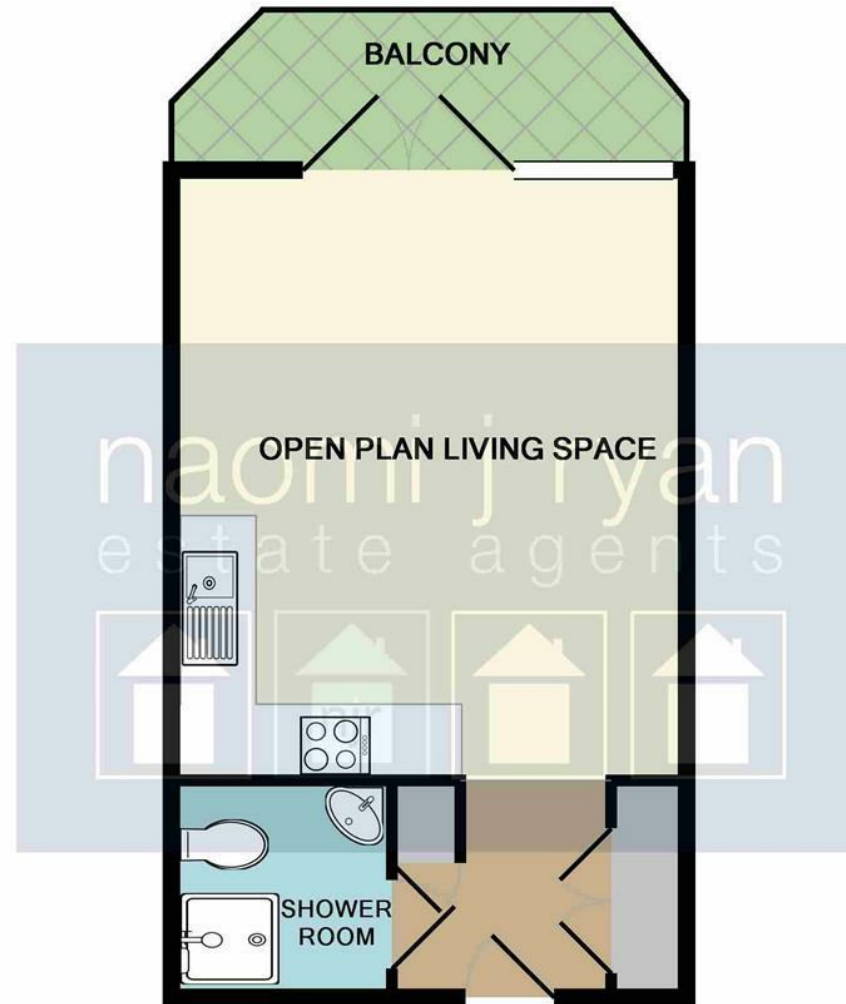
Council Tax Band: A

£110,000 Leasehold

Marcus House,

Isca Place, Exeter, Devon, EX4 4JN

www.naomijryan.co.uk



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

SUMMARY

A light and spacious fourth-floor studio apartment occupying a highly convenient central position within easy walking distance of the vibrant Princesshay Shopping Centre, Exeter High Street, Exeter Central Train Station, and the Southernhay Business District. The flat is accessible by both stairs and a lift to the fourth floor, and is being sold with no onward chain.

Offering well-presented accommodation throughout, the property comprises an entrance hallway with a fitted storage cupboard, open plan kitchen/living/bedroom space, the kitchen area fitted with a built-in oven and hob. French doors offer access to the balcony which provides a pleasant outside seating area. A modern shower room completes the accommodation.

Naomi J Ryan Estate Agents are delighted to bring this fantastic studio apartment to the market for sale with no onward chain and highly recommend internal viewing.

LEASEHOLD INFORMATION

Length of Lease: 106 years remaining

Annual Service Charge: £1,751

Annual Ground Rent: Ground Rent: £238.92 (payable annually 1st January)

Service Charge Review Period (Year/Month): Reviewed annually in January

Ground Rent Review Period (Year/Month): Last reviewed in 2022

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £700 per calendar month, providing a gross rental yield of 7.3%. 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			
(82 plus) A			82
(81-81) B		75	
(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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