



naomi j ryan
estate agents



Ground Floor Flat



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage



Enclosed Rear Garden



Council Tax Band: C

£315,000 Leasehold

99 Gras Lawn,

St Leonards, Exeter, EX2 4ST

www.naomijryan.co.uk

GROUND 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 beautifully presented ground floor flat with a private rear garden and garage, located within the popular residential development of Gras Lawn. The property offers convenient access to the Royal Devon & Exeter Hospital, City Centre, Magdalen Road 'Shopping Village', St Lukes Campus, Exeter's Historic Quayside, and a regular bus service.

Offered for sale with no onward chain, the property offers spacious accommodation throughout comprising entrance hall, an open plan living/dining room with a modern fitted kitchen, two bedrooms, and a modern shower room. The property has gas central heating and double glazing.

Double doors from the living room open onto the delightful enclosed rear garden. The garden has a paved patio and is laid mostly to lawn with well-stocked borders planted with shrubs. A gate provides pedestrian access to the side and a single garage is located a short walk from the property.

Early internal viewing is highly recommended.

AGENTS NOTE

The property is being sold with no onward chain.

LEASEHOLD INFORMATION

Length of Lease: 999 years from 1 February 2001

Annual Service Charge: £1,490.60

Annual Ground Rent: £244

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

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

MATERIAL INFORMATION

Construction notes: Brick built.

Utilities: Mains water, electricity, gas, and drainage. Current broadband provider: Virgin Media.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

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.





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			
		76	78

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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