



naomi j ryan
estate agents



Second Floor Duplex



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



No Parking



Communal Terrace



Council Tax Band: D

£325,000 Leasehold

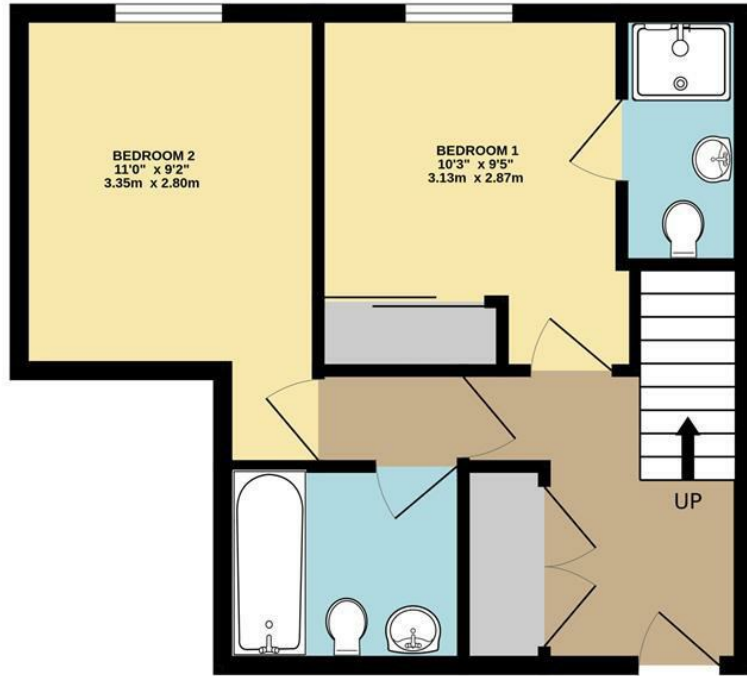
Flat 7 Friary Court, Bedford Street,

Exeter, EX1 1GD

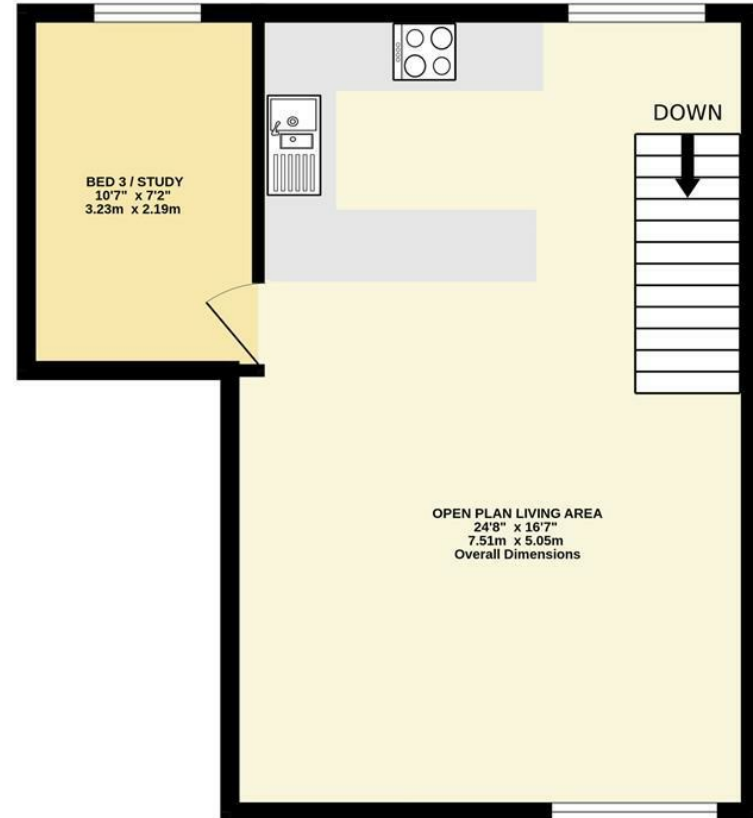
No Onward Chain

www.naomijryan.co.uk

ENTRANCE FLOOR



UPPER 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 duplex apartment with fantastic views of Exeter Cathedral and the countryside in the distance. The property is being sold with no onward chain and is located in the heart of this prestigious City Centre development and a short walk from the wide variety of shops, cafes, and restaurants on offer within the City Centre.

With a secure video entry phone intercom, the property is accessed via a private foyer for Friary Court residents with a lift and stairs up to the accommodation level. The apartment is approached via a communal terrace from which are stunning views of Exeter Cathedral. The accommodation comprises entrance hall with a useful storage cupboard, two double bedrooms, an ensuite shower room and bathroom. Stairs from the entrance hall lead up to the delightful open-plan living area with Cathedral views and open plan kitchen/living/dining area. The kitchen is well equipped with integrated Bosch appliances and a storage cupboard houses the gas boiler which runs the underfloor heating. A third bedroom, currently used as a study, is located off the living area.

Early internal viewing is highly recommended.

LEASEHOLD INFORMATION

Length of Lease: 97 Years from 9 December 2009

Annual Service Charge: £4,090.48 for the period 01/10/2023 - 30/09/2024

Annual Ground Rent: £100

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

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

MATERIAL INFORMATION

Construction notes: Mainly clad in brickwork with Falzinc Rainscreen Cladding detailing around the windows and 3rd floor level. The internal 2nd floor courtyard also includes areas of timber Rainscreen Cladding with PIR insulation to blockwork.

Utilities: Mains water, electricity, drainage, and gas.

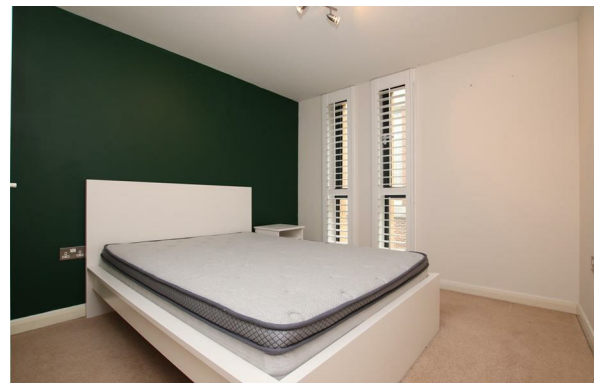
Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

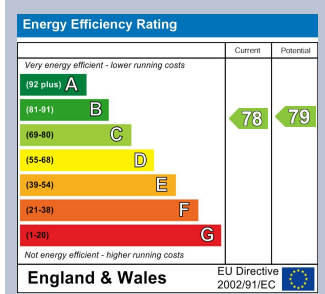
VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

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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