



naomi j ryan  
estate agents



Studio



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Infrared Panel Heater



No Parking



Balcony



Council Tax Band: A

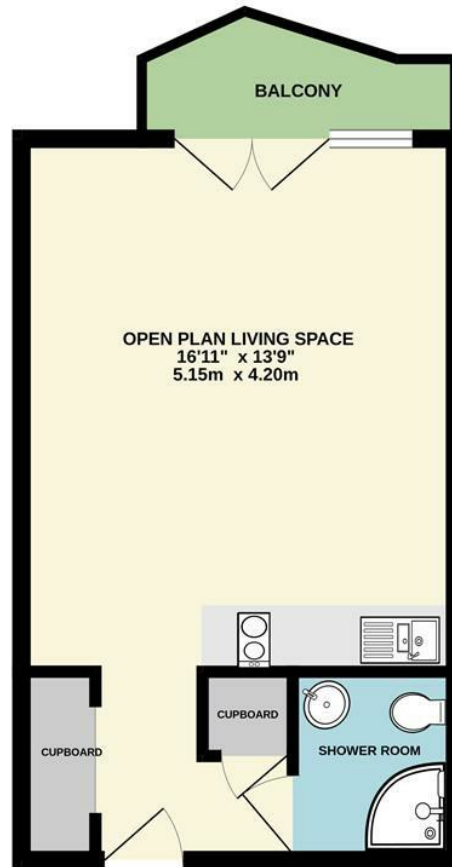
£115,000 Leasehold

76 Marcus House New North Road,

, Exeter, EX4 4JN

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

FOURTH 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 fourth-floor studio apartment, modernised by the current owner with an upgraded kitchen and shower room. The flat is located in 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.

The spacious accommodation comprises entrance area with two storage cupboards (one with plumbing for washing machine), and open plan living/kitchen/bedroom area with modern matt black kitchen units with an integrated fridge, two-ring electric hob, and pop-up electric sockets. French doors offer access to the balcony which provides a pleasant outside seating area. A modern shower room with a corner shower unit completes the accommodation.

Early internal viewing is highly recommended.

### MATERIAL INFORMATION

Construction notes: Originally built in 2005 of modern cavity wall construction; reinforced insitu concrete frame, floor and stairs to the lower levels and timber composite floors and stairs to the upper levels. The roofs are predominately flat with single pitch raised sections. Cladding is present on upper sections of the blocks. The external elevations are predominately constructed in red facing brick with render panels.

Utilities: Mains water, electricity, and drainage. Current broadband provider: TalkTalk. Heating is provided by an infrared panel heater. An instant hot water unit beneath the sink provides hot water to the kitchen and shower room sinks. Electric shower.

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>

### AGENTS NOTE

The property is being sold with no onward chain.

### LEASEHOLD INFORMATION

Length of Lease: 125 years from 1 January 2005

Annual Service Charge: £146 per month / £1,752 per annum

Annual Ground Rent: £238.92

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

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

### 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.





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			
		79	85
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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