



naomi j ryan
estate agents



Third Floor Apartment



Bedrooms: 2



Bathrooms: 2



Receptions: 2



Radiators



Allocated Parking
Space



Communal Gardens



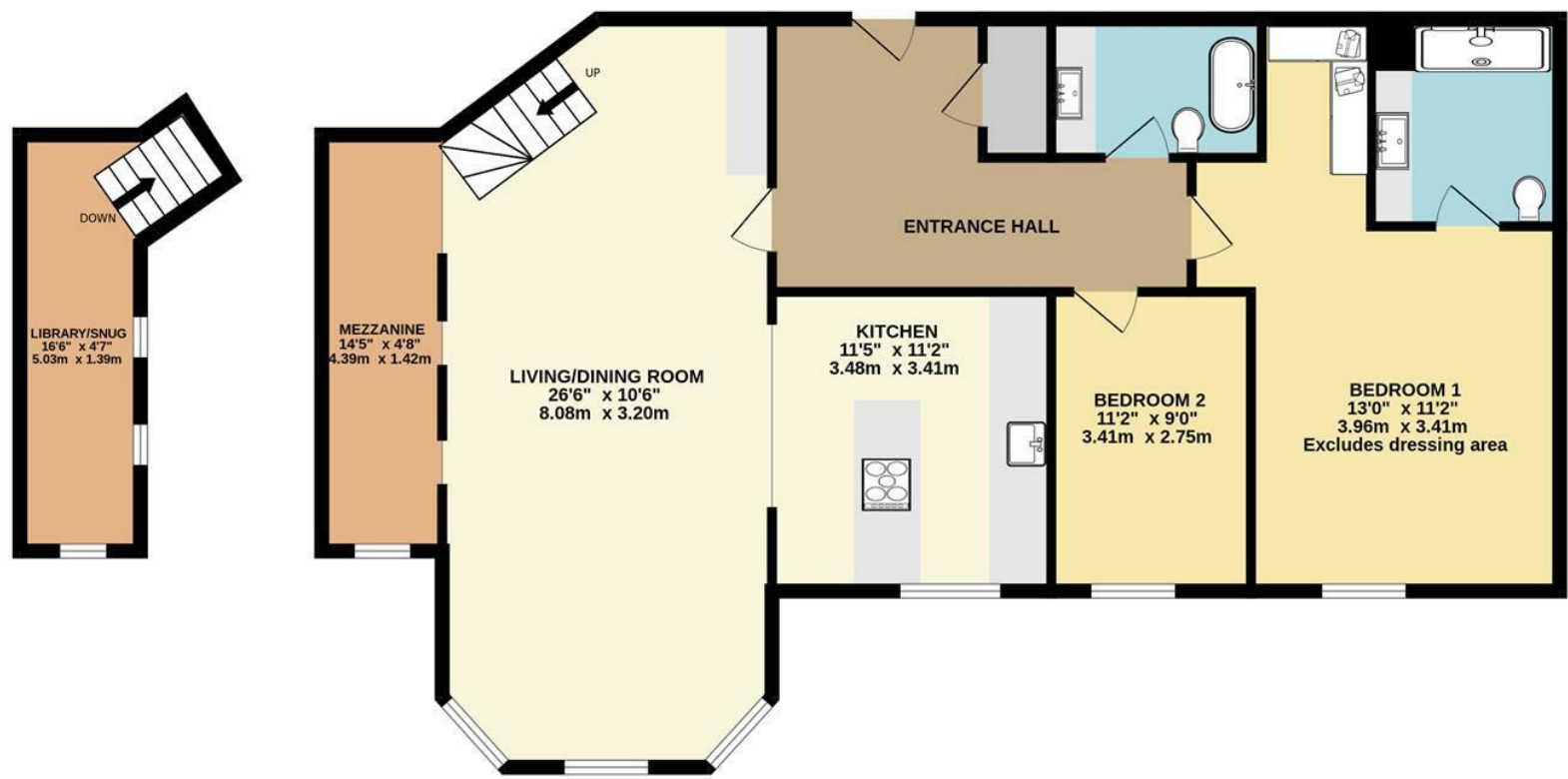
Council Tax Band: E

Guide: £475,000 Leasehold

19 Dean Clarke House,
Southernhay East, Exeter, Devon, EX1 1AP

www.naomijryan.co.uk

DEAN CLARKE 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.
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SUMMARY

A stunning two-bedroom third-floor apartment located in Dean Clark House with allocated parking and accommodation that has the WOW factor. Built in 1741 as home to the Royal Devon and Exeter Hospital, Dean Clarke House is a Grade II* listed building that has been transformed into one of Exeter's most desirable addresses for luxury apartments with a concierge service, residents gym, private gated parking and communal gardens. The property is being sold with no onward chain.

Situated in Southernhay, Dean Clarke House is a short walk from the shops, cafés and restaurants in Princesshay Shopping Centre, Cathedral Green and High Street and is also walking distance to Exeter Quayside with its abundance of eateries, bars and leisure facilities.

This particular apartment is situated on the third floor and has accommodation comprising a spacious entrance hall with doors to the main living area, bedrooms and bathroom. As you enter the main living area you are greeted with an impressive space large enough for a generous dining table and chairs, a lounge area with access to the snug and mezzanine level. The kitchen boasts Miele and Siemens appliances and benefits from a washer/dryer, wine cooler, fridge/freezer and five-ring induction hob with integral extractor. The interactive control for the property and entry system can be found at the breakfast bar. The master bedroom is modern and indulgent with plenty of fitted wardrobes and an impressive ensuite shower room. The second bedroom is a good-sized double and the main bathroom is luxurious with a free-standing bath.

The property has ambient lighting throughout and has the added benefit of remote control electric blinds at all of the windows, Underfloor heating and feature tiles are found in all the bathrooms.

Early internal viewing is highly recommended for this superb apartment.

LEASEHOLD INFORMATION

Length of Lease: 199 Years from September 2014

Annual Service Charge: £4,328.24 for the period 1st Jan 2024 - 31 December 2024

Annual Ground Rent: £328.82

Service Charge Review Period (Year/Month): Reviewed annually based on costs incurred. Service charge runs 1 January – 31 December.

Ground Rent Review Period (Year/Month): Reviewed annually in January of each year.

MATERIAL INFORMATION

Construction notes: Awaiting confirmation.

Utilities: Awaiting confirmation.

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.

AGENTS NOTE

The property is being sold with no onward chain.



