



naomi j ryan  
estate agents



Apartment



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Gas Central Heating



Garage



None



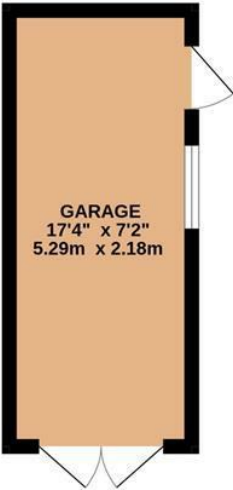
Council Tax Band: C

£280,000 Leasehold

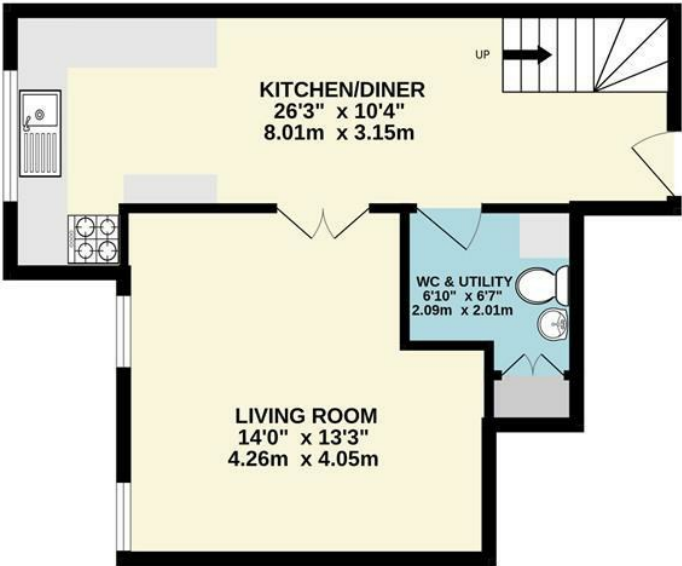
5 Manston Terrace,  
St Leonards, Exeter, EX2 4NP

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

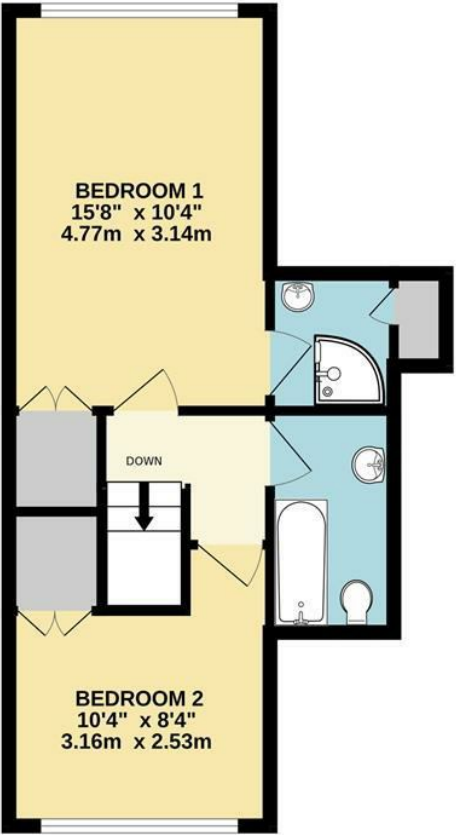
GROUND FLOOR



1ST FLOOR



2ND 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 rare opportunity to acquire this light and deceptively spacious duplex apartment located within the popular residential area of St Leonards. The property occupies a prime location offering convenient access to the Royal Devon & Exeter Hospital, a parade of independent shops, cafe's & restaurants on Magdalen Road & the City Centre.

The apartment forms part of an impressive period building which has recently undergone a programme of external works to include re-rendering of the building and replacement of the roof. The apartment is accessed via a secure communal door with stairs rising to the first floor and private entrance. The accommodation comprises in brief, open plan kitchen dining room, living room and a utility/WC to the entrance floor. Two double bedrooms an ensuite shower room and a bathroom are located to the top floor of the apartment and complete the accommodation. Further features include a wealth of storage throughout the apartment and large windows which let in an abundance of natural light. Outside the property enjoys the use of a single garage located to the side of the building.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale with no onward chain and highly recommend internal viewing to fully appreciate all it has to offer.

### LEASEHOLD INFORMATION

Length of Lease: 999 years from 1st May 1976

Annual Service Charge: £1700

Annual Ground Rent: None

Service Charge Review Period: Annually in March

### MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas Central Heating

Utilities: Mains Electric, Gas, Water & Drainage

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>

### LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1200 per calendar month, providing a gross rental yield of 4.8%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.









BRITISH  
PROPERTY  
AWARDS

2021

★★★★★

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PROPERTY  
AWARDS

2022

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IN EXETER



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PROPERTY  
AWARDS

2023

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IN EXETER



BRITISH  
PROPERTY  
AWARDS

2024

★★★★★

**GOLD WINNER**

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