



naomi j ryan
estate agents



Flat



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Electric Heating



Allocated Space



Balcony



Council Tax Band: C

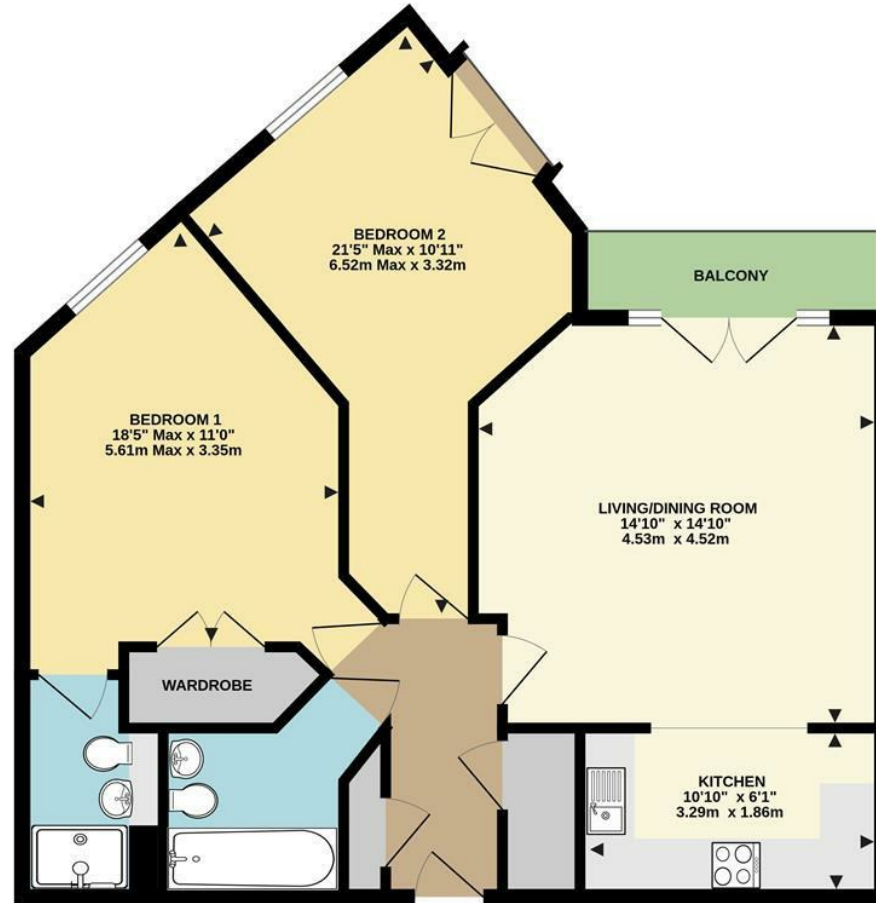
£225,000 Leasehold

18 Augustus House, New North Road,

Exeter, EX4 4HL

www.naomijryan.co.uk

AUGUSTUS 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 well presented apartment with two double bedrooms, balcony, and allocated parking space, located in this superb central location with excellent access to the City Centre and Exeter Central Train Station. The vibrant Princesshay Shopping Centre, Exeter High Street, University Campus and Southernhay Business District are also within easy reach.

Located on the entrance level of Augustus House, the flat has accommodation comprising of entrance hall with two useful store cupboards, a spacious living/dining room with double doors onto the balcony, a modern fitted kitchen with an integrated slimline dishwasher and under unit lighting to the wall units. The two double bedrooms offer generous space, one with an ensuite shower room and built-in double wardrobe, and the second with a Juliette balcony to the rear of the building. A separate and modern bathroom is accessed from the hallway.

Outside are well maintained communal gardens. The property also has one allocated parking space, located in a secure gated area, accessed by a fob.

Internal viewing is highly recommended for this superb property.

MATERIAL INFORMATION

Construction notes: Awaiting confirmation.

Utilities: Mains water, electricity, and drainage. Current broadband provider: Vodafone.

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>

LEASEHOLD INFORMATION

Length of Lease: 125 years from 1 January 2005

Annual Service Charge: £220.83 per month

Annual Ground Rent: £238.92 for 2025

Service Charge Review Period: Annually

Ground Rent Review Period: Annually

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,200 per calendar month, providing a gross rental yield of 6.4%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

AGENTS NOTE

The property is above Radiance Medispa which is within the Isca Place Development.

Augustus House has an A3 rating under the ESW1 survey. Prospective buyers looking to get a mortgage are advised to speak with their financial advisor regarding the A3 rating.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	83	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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