



naomi j ryan
estate agents



Flat - First Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Electric Heating



Allocated Parking
Space



No Garden



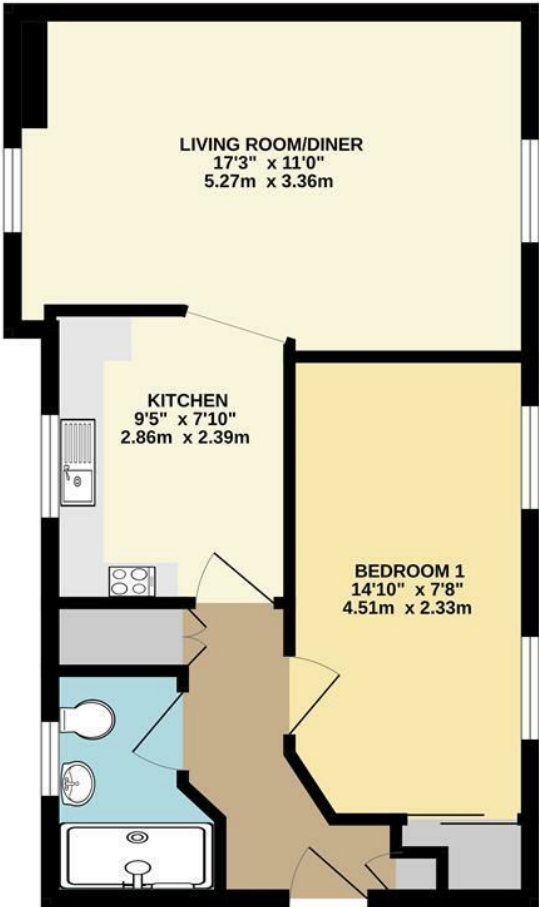
Council Tax Band: A

£175,000 Leasehold

River Meadows,
Water Lane, Exeter, EX2 8BD

www.naomijryan.co.uk

RIVER MEADOWS



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.
Made with Metropix ©2023



SUMMARY

A modern and beautifully presented first floor apartment located on the edge of Exeter's historic Quayside. The property is excellently positioned with convenient access to riverside walks, cycle routes and the wide range of independent traders, cafes, restaurants and activity centres on Exeter Quay. Exeter City Centre is within easy reach, as are major road links and St Thomas Train Station.

The accommodation comprises a communal entrance hall with stairs up to a first floor hallway. Entrance hall, dual aspect living/dining room, contemporary kitchen, double bedroom with fitted wardrobe, shower room, and electric heating. Outside is an allocated parking space.

Naomi J Ryan Estate Agents are delighted to offer this property to the market for sale. Internal viewing is highly recommended to appreciate all this wonderful property has to offer.

LEASEHOLD INFORMATION

Length of Lease: 125 Years from 25th March 1993

Annual Service Charge: £243.22 per Quarter

Annual Ground Rent: Peppercorn

Service Charge Review Period: Yearly in December

MATERIAL INFORMATION

Construction notes: Brick construction.

Utilities: Mains water, electricity and 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 £900 per calendar month, providing a gross rental yield of 5.8%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

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.

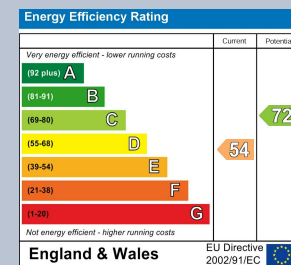


naomi j ryan
estate agents



THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

ESTATE AGENT
IN EXETER



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.

18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899