



naomi j ryan
estate agents



Flat



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Gas Central Heating



Allocated Parking
Space



None



Council Tax Band: B

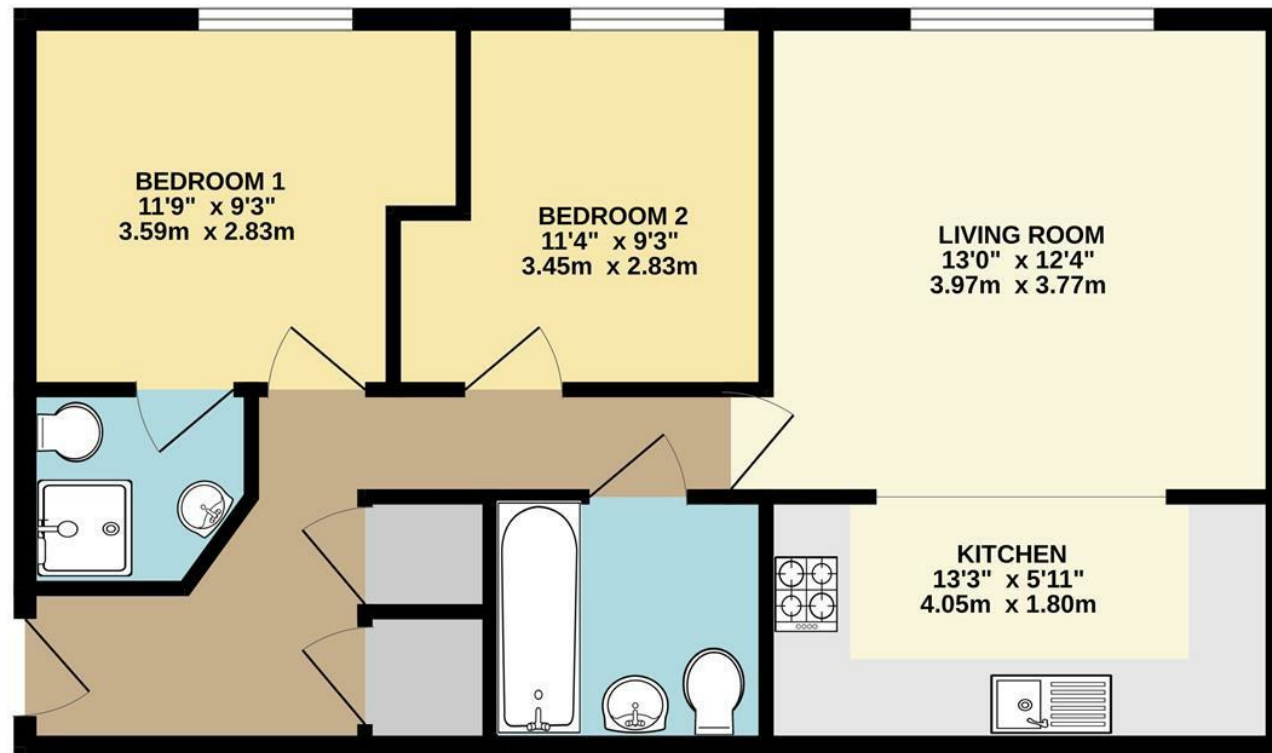
£195,000 Leasehold

91 Richmond Court,

St Davids, Exeter, EX4 3RD

www.naomijryan.co.uk

RICHMOND COURT





SUMMARY

A spacious, two bedroom, second floor apartment offered to the market with no onward chain. Located within the popular development of Richmond Court, the development is centrally situated and offers excellent access to the High Street, University Campus and St Davids & Central Train Stations.

The well presented accommodation comprises entrance hall, open plan living/dining room with modern fitted kitchen, two bedrooms, an ensuite shower room to the principle bedroom and a bathroom. Outside the property enjoys the use of an allocated parking space.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing.

LEASEHOLD INFORMATION

Length of Lease: 150 Years from 2005

Annual Service Charge: £2735.24

Annual Ground Rent: £130 (included in Service Charge)

Service Charge Review Period (Year/Month): Annually on 1st January

Ground Rent Review Period: The Ground rent is subject to review every 25 years from the commencement of the date of the lease.

MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas Central Heating

Utilities: Connected to Mains Gas, Water & Electric

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>

360 VIRTUAL TOUR

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

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.



