



naomi j ryan
estate agents



Flat - First Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Gas Central Heating



Allocated Parking
Space



Communal Gardens



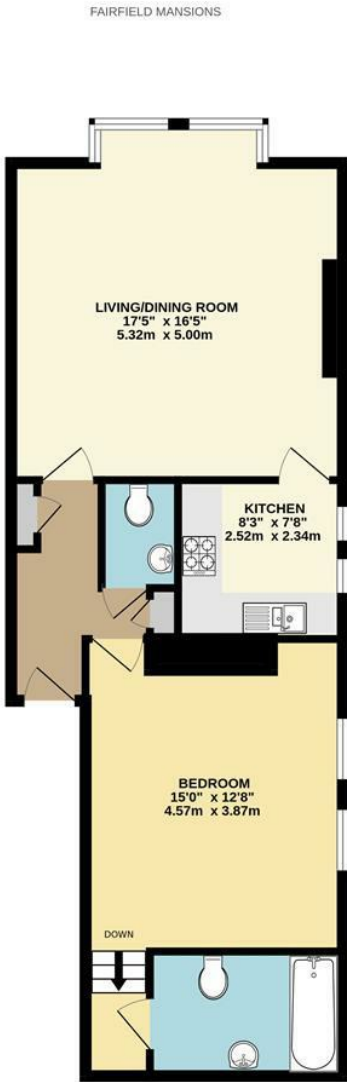
Council Tax Band: A

£169,950 Leasehold

9 Fairfield Mansions Alphington Road,

St Thomas, Exeter, EX2 8HW

www.naomijryan.co.uk



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 prime example of a beautifully presented, spacious first-floor apartment available for sale with no onward chain and an allocated parking space.

The property is situated in a highly desirable location, providing easy access to the City Centre, Historic Quayside, and various local amenities.

Accessed through a secure communal entrance with stairs leading to the first floor, this delightful and well-equipped apartment boasts generously sized living spaces with high ceilings, which contribute to a bright and airy atmosphere throughout. In summary, the accommodation includes an entrance hall, WC, bay fronted living/dining room, kitchen fitted with modern high-gloss units and an integrated fridge/freezer, and a double bedroom with an adjoining ensuite bathroom. Outside, the property features communal landscaped gardens, a bin storage area, and a bike storage facility.

Naomi J Ryan Estate Agents are delighted to present this property for sale and highly recommend an internal viewing to fully appreciate all it has to offer.

MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas Central Heating

Utilities: Connected to 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>

LEASEHOLD INFORMATION

Length of Lease: 999 years from 1st April 2006 Share of Freehold included within the sale

Annual Service Charge: £1375 (Includes Buildings Insurance)

Annual Ground Rent: None

Service Charge Review Period: Annually

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.



