



naomi j ryan
estate agents



First Floor Flat



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Gas Central Heating



Secure Underground
Parking Space



No Garden



Council Tax Band: A

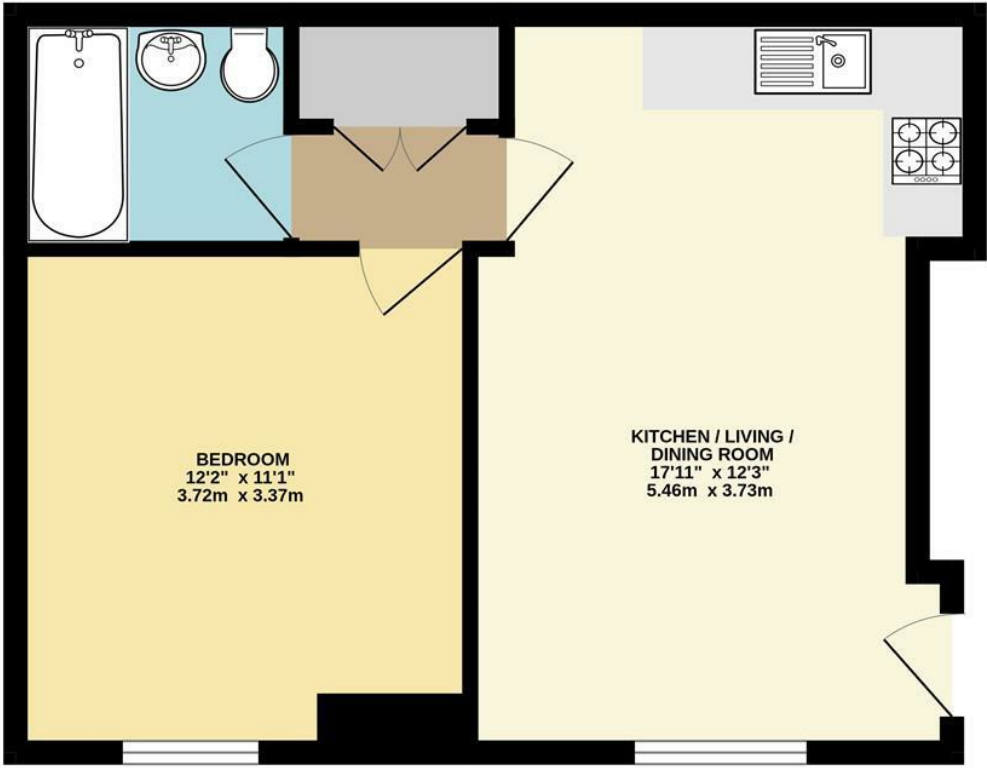
£180,000 Leasehold

3 The York Wing, Mount Dinham Court,

Exeter, EX4 4FP

www.naomijryan.co.uk

FIRST 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 beautifully presented one-bedroom first-floor flat with secure underground parking space. Situated in this small, select City Centre development. The property is within walking distance of the local cafes, bars and restaurants in Exeter. Exeter St David's and Central Train Station are also both within easy reach. Excellent access is also available to the City Centre and University Campus.

The spacious accommodation comprises an open-plan living/dining/kitchen area, double bedroom, modern bathroom, and a useful storage cupboard in the inner hallway.

Early internal viewing is highly recommended for this superb City Centre property.

LEASEHOLD INFORMATION

Length of Lease: 199 years from 25 March 2008

Annual Service Charge: Approximately £2,000 per annum.

Annual Ground Rent: £260 per annum.

Service Charge Review Period (Year/Month): Awaiting information.

Ground Rent Review Period (Year/Month): Awaiting information.

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains electricity, gas, water, and drainage. Current broadband supplier: Virgin.

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>

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.



