



naomi j ryan
estate agents



Second Floor Flat



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Electric Heating



Communal Residents
Parking Area



Communal Gardens



Council Tax Band: B

Guide Price

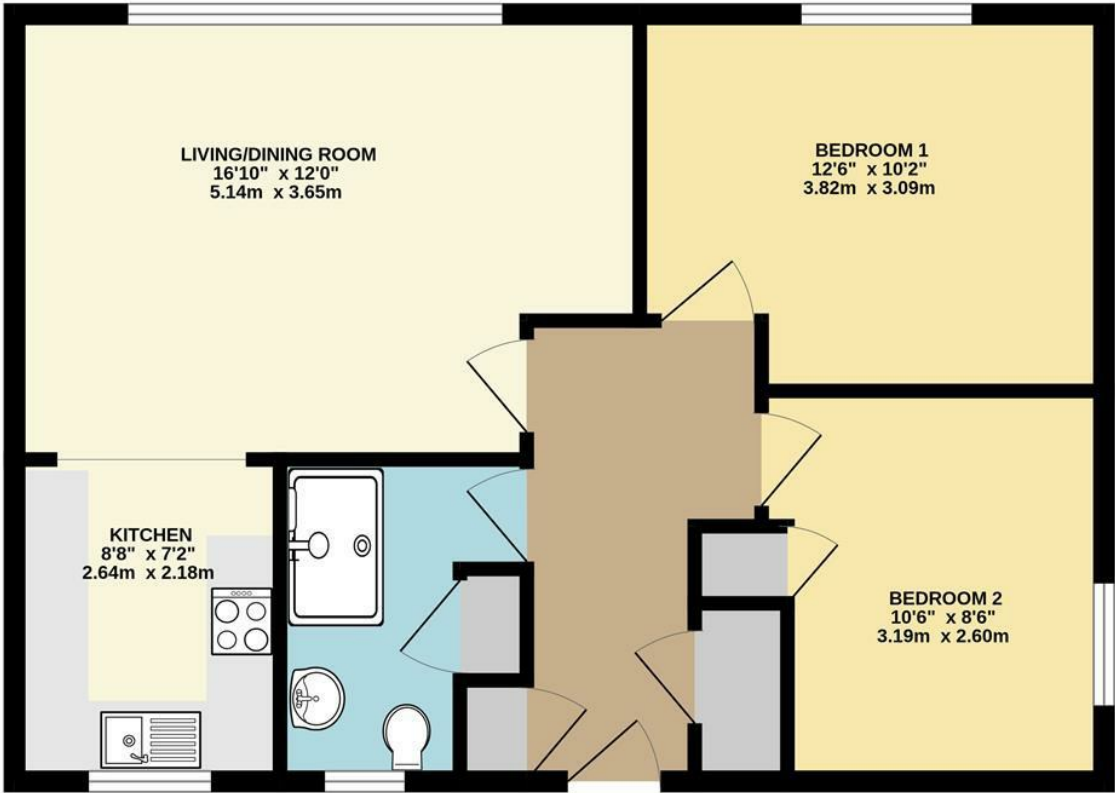
£155,000 - £165,000 Leasehold

21 Chichester House, Coates Road,

Broadfields, Exeter, EX2 5RP

www.naomijryan.co.uk

SECOND 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

Guide Price £155,000 - £165,000:

A well-presented, spacious second-floor apartment with a pleasant tree-lined outlook, offered for sale with no onward chain.

In a desirable corner position with attractive open views from the rear, the property is ideally situated for convenient access to a range of local amenities, including a regular bus service, the Royal Devon & Exeter Hospital, Exeter City Centre, and the major road networks surrounding the city.

The well-proportioned accommodation comprises a welcoming entrance hall with two useful storage cupboards, a bright and spacious open-plan living/dining room featuring a large picture window, and a modern fitted kitchen complete with integrated oven and hob. There are two generous double bedrooms and a contemporary shower room.

Outside, residents can enjoy well-maintained communal gardens, along with a communal drying area and bin store. A residents' parking area is available on a first-come, first-served basis.

Early internal viewing is highly recommended.

LEASEHOLD INFORMATION

Length of Lease: 199 years less 20 days from 1 January 1959

Annual Service Charge: £110 per month

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

MATERIAL INFORMATION

Construction notes: Masonry rendered with a flat roof.

Utilities: Mains electricity, water, 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>

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.



