



naomi j ryan
estate agents



Second Floor Flat



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Electric Heating



No Parking



No Garden



Council Tax Band: A

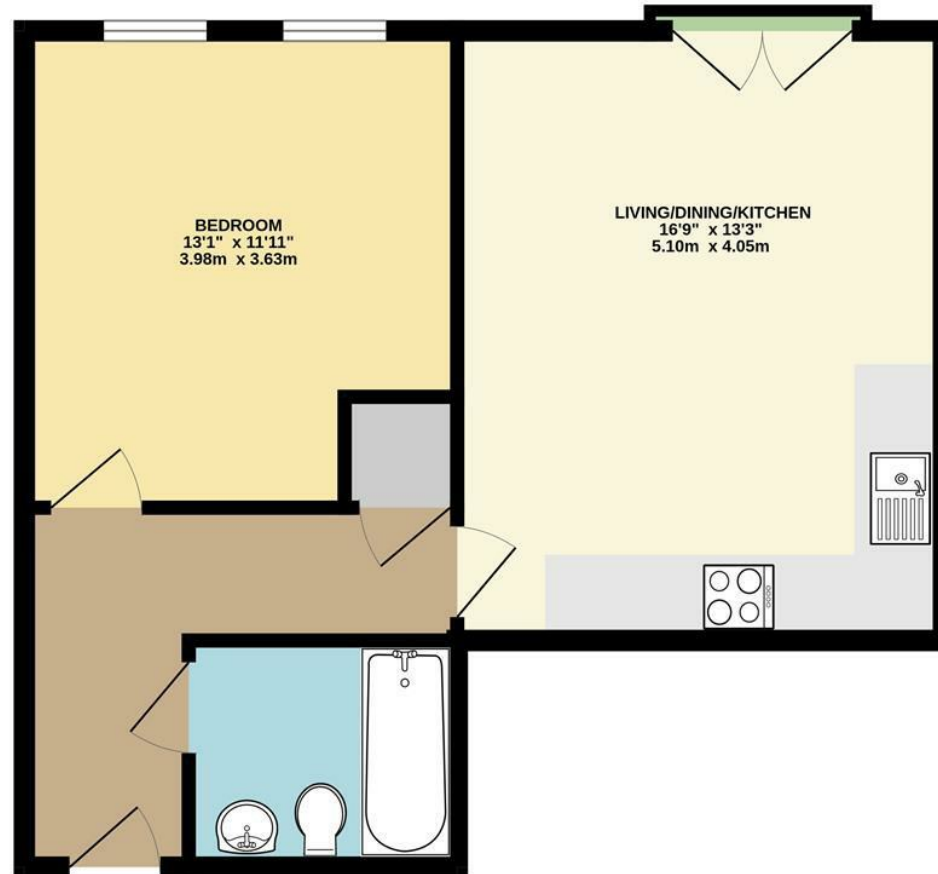
£140,000 Leasehold

15 Acland House, Verney Street,

Exeter, EX1 2FE

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

A bright and spacious one-bedroom second-floor flat, ideally situated in this highly convenient city centre location and offered for sale with no onward chain. A wide range of amenities are available locally, including numerous shops and restaurants, Exeter Bus Station, and St Sidwell's Point Leisure Centre.

The property is accessed via a communal hallway with both stair and lift access to the second floor.

The apartment has been modernised by the current owner and features a replacement kitchen with contemporary units and integrated appliances, including a fridge/freezer, washing machine, oven, and hob. The living area benefits from double doors opening onto a Juliet balcony. The double bedroom is generously proportioned, with two windows to the front aspect, while the bathroom is fitted with a shower over the bath.

Early internal viewing is highly recommended.

LEASEHOLD INFORMATION

Length of Lease: 121 years from 1 January 2011

Annual Service Charge: £1,650

Annual Ground Rent: £200

Service Charge Review Period: January 2027.

Ground Rent Review Period: January 2027.

MATERIAL INFORMATION

Construction notes: Awaiting information.

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>

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.





BRITISH PROPERTY AWARDS 2021 GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2022 GOLD WINNER ESTATE AGENT IN EXETER

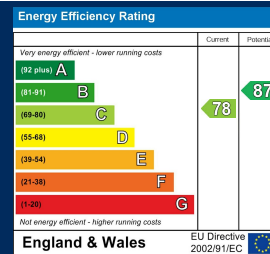
BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2025 GOLD WINNER ESTATE AGENT IN EXETER

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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.



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