



naomi j ryan  
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Flat - Studio



Bedrooms: 1



Bathrooms: 1



Receptions: null



Heating: Electric



Parking: n/a



Garden: Balcony



Council Tax Band: A

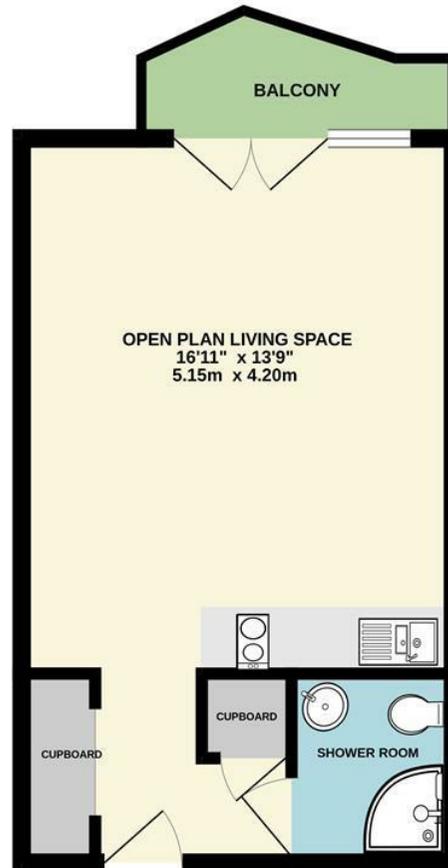
£875

Marcus House,

New North Road, Exeter, Devon, EX4 4JN

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

FOURTH FLOOR



## SUMMARY

Welcome to Marcus House, an exceptionally well-presented studio apartment located on the top (4th) floor in the heart of Exeter. This delightful flat is ideally situated in the city centre, just a stone's throw from the Central Train Station, making it perfect for professionals seeking convenience and accessibility.

Upon entering, you will be greeted by a space that has been thoughtfully redecorated throughout to a high standard, ensuring a modern and inviting atmosphere. The studio features a standout kitchen area, which is modern and sleek and benefits from an integral fridge, single oven/grill, and a two-ring electric hob, providing all the essentials for comfortable living. Additionally, there is a compact utility area with plumbing for a washing machine, adding to the practicality of the space.

The apartment has the added benefit of a small balcony, accessible through French doors, which offers city views, including a glimpse of the cathedral in the distance.

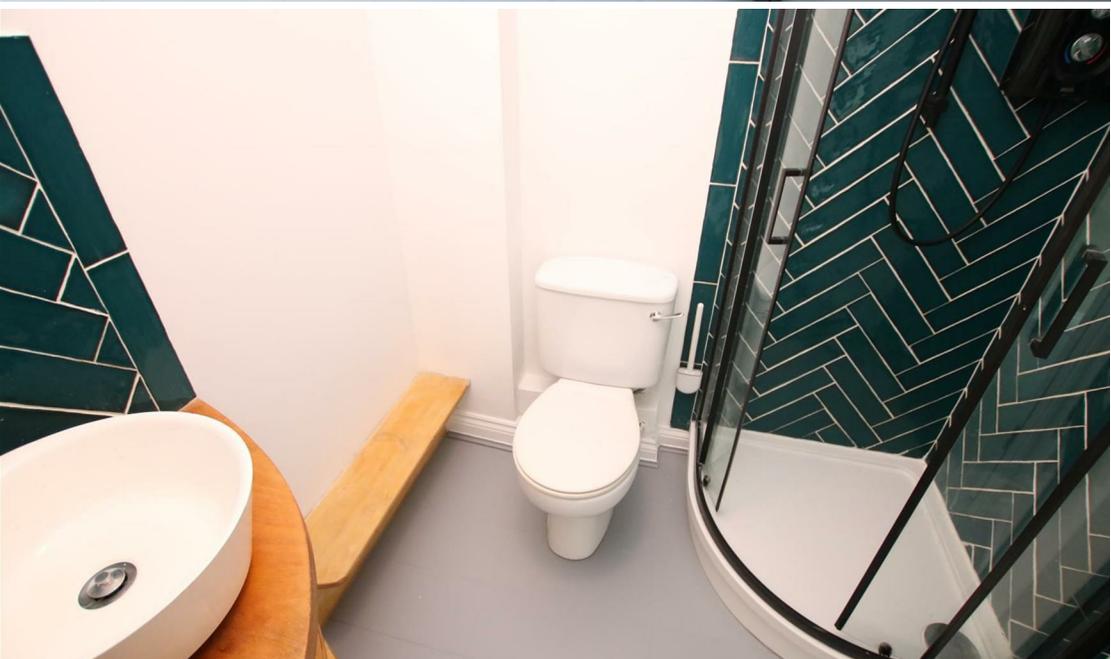
The shower room is well-appointed, and the property benefits from an intercom entry system and lift access, enhancing both security and convenience. This studio apartment would suit a professional individual looking for a stylish and low-maintenance home in a vibrant location.

Available for immediate occupancy, subject to referencing, this property is sure to attract interest. We invite you to arrange an in-person viewing to fully appreciate all that this wonderful studio has to offer.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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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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