



naomi j ryan
estate agents



Second Floor Flat



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Electric Heating



No Parking



Communal Courtard



Council Tax Band: B

Guide Price:
£285,000 - £300,000 Freehold

Flat 2, 75 Queen Street,

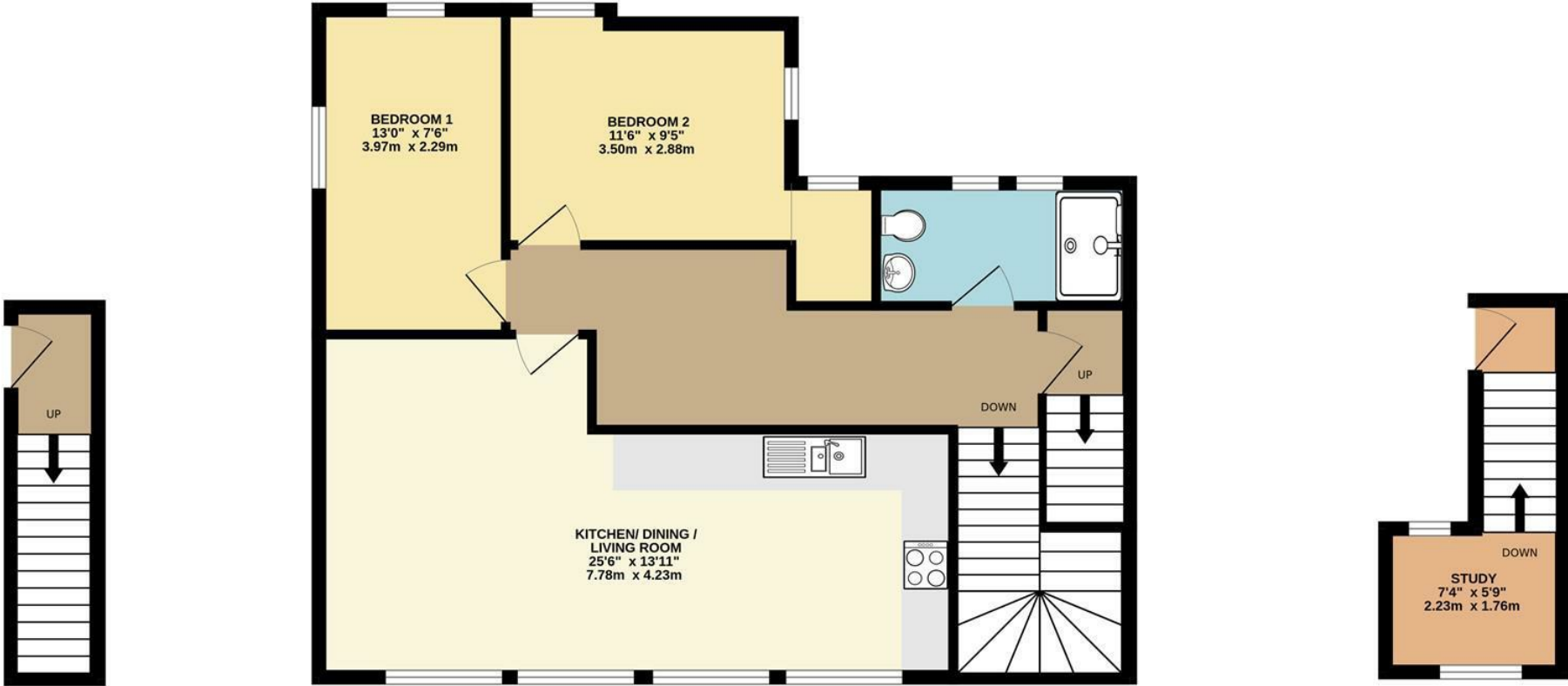
Exeter, EX4 3RX

www.naomijryan.co.uk

ENTRANCE LEVEL

SECOND FLOOR

STUDY LEVEL



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 £285,000 – £300,000

An outstanding second-floor, two-bedroom apartment set within this striking Grade II listed building. Recently renovated by the current owners and offered with a new lease on completion, this impressive property provides spacious and versatile accommodation throughout.

The property is currently let for the 2026/27 academic year at £20,000 (exclusive of bills).

Ideally located in the heart of the city centre, the apartment benefits from excellent access to Exeter Central Station, as well as the extensive range of shops, dining options, and amenities nearby.

The accommodation is accessed via a communal staircase rising to the first floor, with a private entrance leading to the apartment. A further staircase leads to the second floor, where all rooms are arranged. To the front of the building is a stunning open-plan living, dining, and kitchen space, featuring high ceilings and attractive arched windows that flood the room with natural light. The contemporary kitchen is fitted with a range of integrated appliances, including a fridge, freezer, washing machine, and dishwasher.

There are two well-proportioned double bedrooms, one of which benefits from a walk-in wardrobe, along with a stylish modern shower room. In addition, a separate study area is accessed via its own staircase, offering a useful and flexible workspace. A communal courtyard is accessed via the communal hallway, providing storage for bikes and bins.

Early viewing is highly recommended.

EPC EXEMPTION

This property has an EPC Exemption Certificate, granted in August 2022 and valid for a period of 5 years.

LEASEHOLD INFORMATION

Length of Lease: a new 999-year lease will be provided at the point of sale

Annual Service Charge: To be confirmed.

Annual Ground Rent: To be confirmed.

Service Charge Review Period (Year/Month): To be confirmed.

Ground Rent Review Period (Year/Month): To be confirmed.

MATERIAL INFORMATION

Construction notes: Stone and brick.

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>

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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.

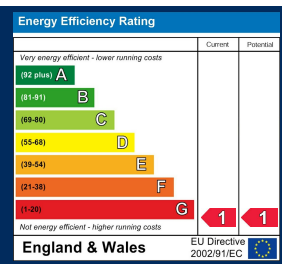




BRITISH PROPERTY AWARDS	BRITISH PROPERTY AWARDS	BRITISH PROPERTY AWARDS	BRITISH PROPERTY AWARDS	BRITISH PROPERTY AWARDS
2021	2022	2023	2024	2025
★★★★★	★★★★★	★★★★★	★★★★★	★★★★★
GOLD WINNER	GOLD WINNER	GOLD WINNER	GOLD WINNER	GOLD WINNER
ESTATE AGENT IN EXETER	ESTATE AGENT IN EXETER	ESTATE AGENT IN EXETER	ESTATE AGENT IN EXETER	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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