



naomi j ryan  
estate agents



Flat - First Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Electric Heating



Permit Parking



No Garden



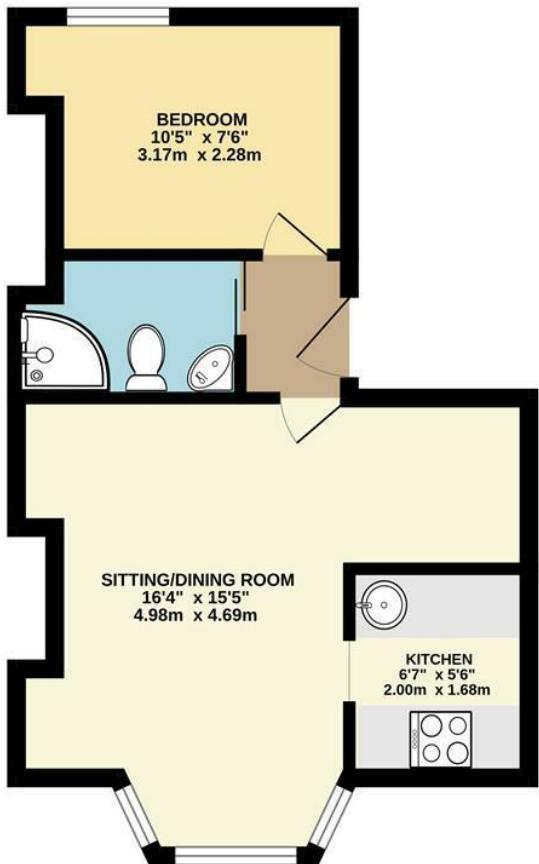
Council Tax Band: A

£110,000 Leasehold

Flat 2 11 Haldon Road,  
St Davids, Exeter, EX4 4DZ

[www.naomijryan.co.uk](http://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 one bedroom first floor flat in need of modernisation and offered to the market for sale with no onward chain. Situated in this highly convenient location, the flat offers excellent access to the City Centre, University Campus, and both St Davids & Central Train Stations.

The accommodation comprises in brief entrance hall, living/dining room, kitchen, bedroom and bathroom.

Internal viewing is highly recommended.

## LEASEHOLD INFORMATION

Length of Lease: 999 years commencing 2008

Annual Service Charge: Our clients have advised no service charge is payable

Annual Ground Rent: £100 per annum

Service Charge Review Period (Year/Month): N/A

Ground Rent Review Period (Year/Month): TBC

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £900 per calendar month once it has been refurbished throughout, providing a gross rental yield of 9%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

## MATERIAL INFORMATION

Construction notes: Brick

Utilities: Mains electric, 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>

## 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.



