



naomi j ryan  
estate agents



Flat - First Floor



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Heating: Gas



Parking: On Road



Garden: n/a



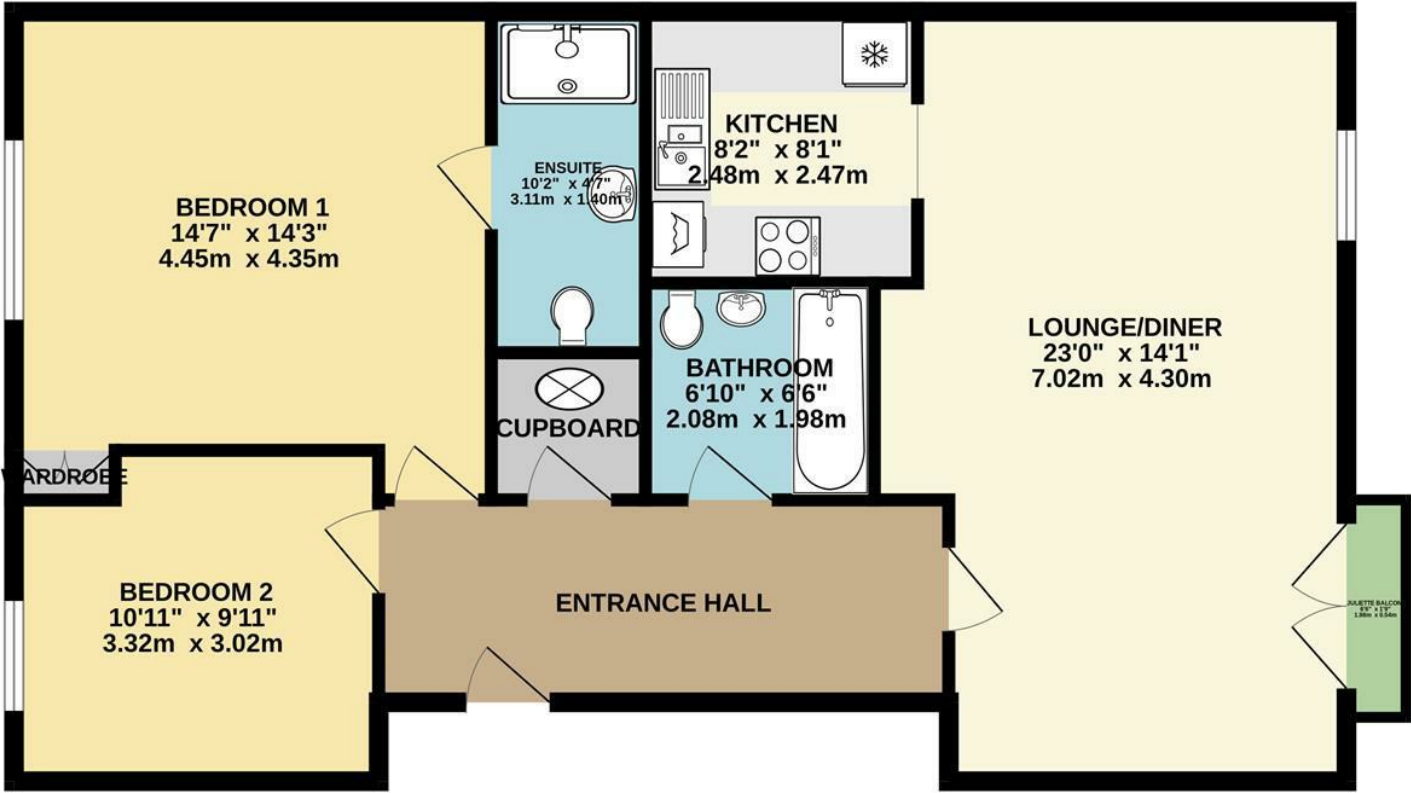
Council Tax Band: D

£1,250 Per Month

Gras Lawn,  
, Exeter, EX2 4SZ

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

GROUND FLOOR  
877 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.4 sq.m.) approx.  
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

We are thrilled to offer for let this impressive two double bedroom apartment in this highly sought after private, residential development in St Leonards, Exeter.

The spacious apartment overlooks a communal greenspace and in brief comprises; large lounge diner with Juliette balcony and archway access to the fully fitted kitchen, Master Bedroom with built in wardrobe and ensuite shower room, second double bedroom and main bathroom. The property is accessed via a communal front door with intercom entry system.

St Leonards is a fantastic location, situated close to lots of local amenities. The city centre is within easy reach by foot or public transport, Exeter's vibrant maritime quayside is a stones throw away offering riverside walks, cycle paths and an abundance of eateries and activities. The RD&E Hospital is approximately 10 minutes walk away.

The property comes with 1 allocated parking space.

Please call now to register your details and secure a viewing.

In person viewings only.

Holding Deposit £288.



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## THINKING OF LETTING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[lettings@naomijryan.co.uk](mailto:lettings@naomijryan.co.uk)

| 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                                                 | 82      | 83        |
| 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                                         |         |           |



BRITISH  
PROPERTY  
AWARDS

2022



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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