



naomi j ryan
estate agents



Flat - First Floor



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Allocated Parking



Communal Garden



Council Tax Band: A

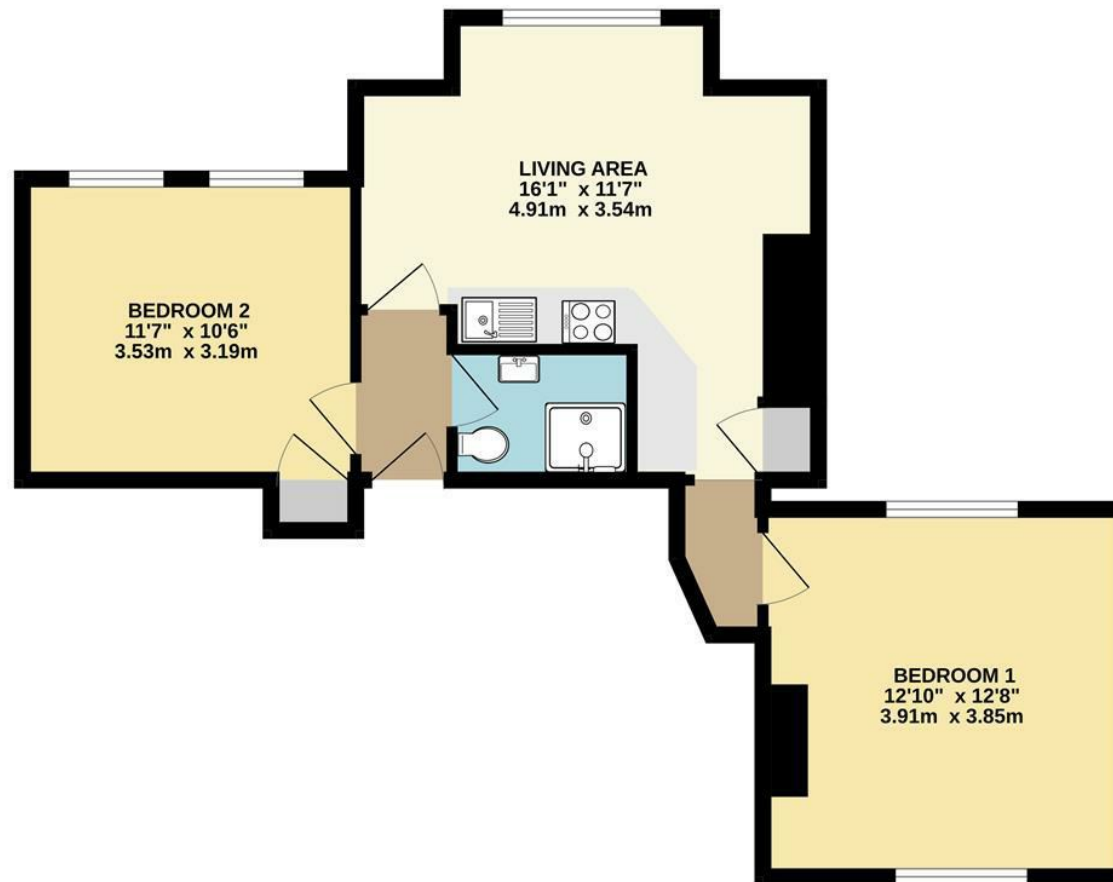
£160,000 Leasehold

34 Alphington Road,

St Thomas, Exeter, EX2 8HN

www.naomijryan.co.uk

34 ALPHINGTON ROAD





SUMMARY

This delightful two-bedroom apartment, offered with no onward chain, is perfectly positioned for convenient access to local amenities. Supermarkets, Exe Bridges Shopping Centre, Riverside Leisure Centre, Exeter's vibrant Quayside with its cafés, restaurants and independent shops, and the City Centre are all within easy reach.

Beautifully presented following recent redecoration and new carpets, the property is accessed via a communal entrance and hallway leading to the first-floor landing. Inside, you'll find an entrance hall, a modern shower room, two spacious double bedrooms, and a bright open-plan living area complete with a sleek high-gloss kitchen. Outside, the apartment benefits from its own private parking bay, accommodating two vehicles in tandem. The property has access to a communal area of garden located behind the building.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

LEASEHOLD INFORMATION

Length of Lease: 199 years from 1st January 2009 - 182 years remaining Share of Freehold included in sale.

Annual Service Charge: £1,440.00

Annual Ground Rent: £0

Service Charge Review Period (Year/Month): Annually

Ground Rent Review Period (Year/Month): N/A

Service charge includes: Buildings Insurance. Structural and cosmetic maintenance including grounds maintenance. Communal electricity. Fire Alarm testing and maintenance. External window cleaning.

MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas Central Heating

Utilities: Connected to mains gas, 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>

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

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.



