



naomi j ryan
estate agents



Flat - First Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Gas Central Heating



On Street



Communal Drying Area Council Tax Band: A



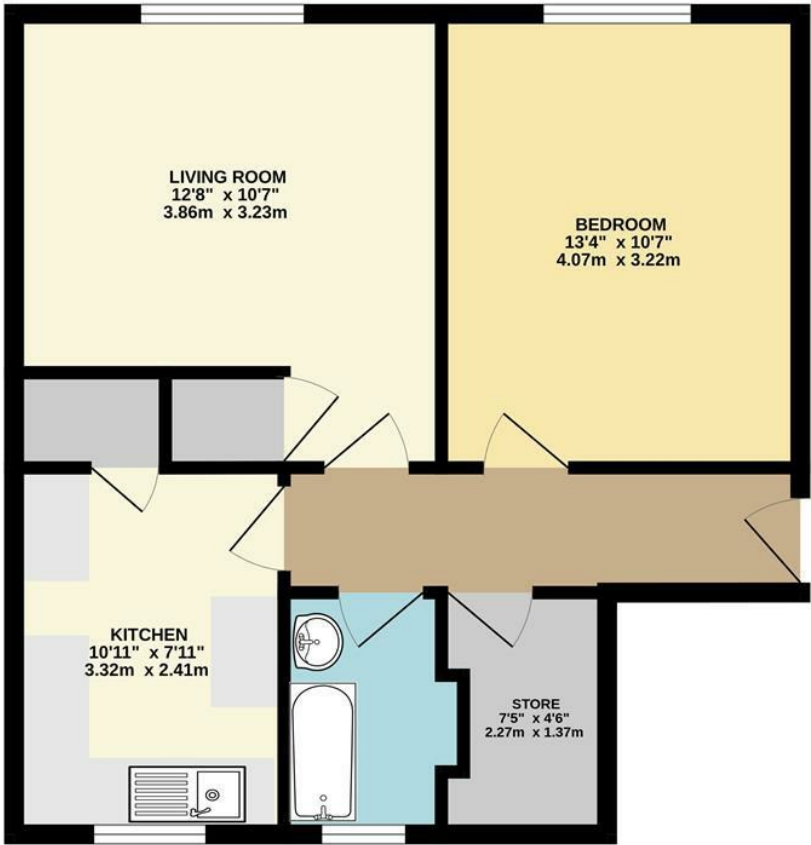
£110,000 Leasehold

1A Lloyds Court,

Whipton, Exeter, EX1 3JX

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LLOYDS COURT



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

Offered to the market with no onward chain, this one-bedroom first-floor flat presents an excellent refurbishment opportunity and is positioned within a quiet cul-de-sac in the well-established residential area of Whipton. The location provides easy access to Whipton Village, with its parade of shops, local amenities and regular bus services into the city.

A communal entrance and stairwell lead to the first floor, where a private, self-contained entrance opens into the flat. The accommodation includes an entrance hall, a double bedroom, a living room with fitted cupboard, a kitchen, bathroom, and a generous store cupboard off the hall. Outside, the property benefits from access to a communal dining area.

With scope to modernise and personalise throughout, this flat offers a fantastic opportunity for first-time buyers, investors or those seeking a project. Internal viewing is highly recommended to appreciate the potential on offer.

LEASEHOLD INFORMATION

Length of Lease: 125 years from 12th October 1987

Annual Service Charge: £735.68

Annual Ground Rent: £10.00

Service Charge Review Period (Year/Month): Yearly

Ground Rent Review Period (Year/Month): N/A Ground Rent set for term of the lease

MATERIAL INFORMATION

Heating: Gas Central Heating

Utilities: Connected to mains Electric, Gas, Water & 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.



