naomi j ryan
estate agents

First Floor Apartment

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Underfloor Gas Central Heating

No Parking

Balcony

Council Tax Band: B

£190,000 Leasehold

Flat 3, Canon House,

32 Bedford Street, Exeter, EX1 1GL

www.naomijryan.co.uk

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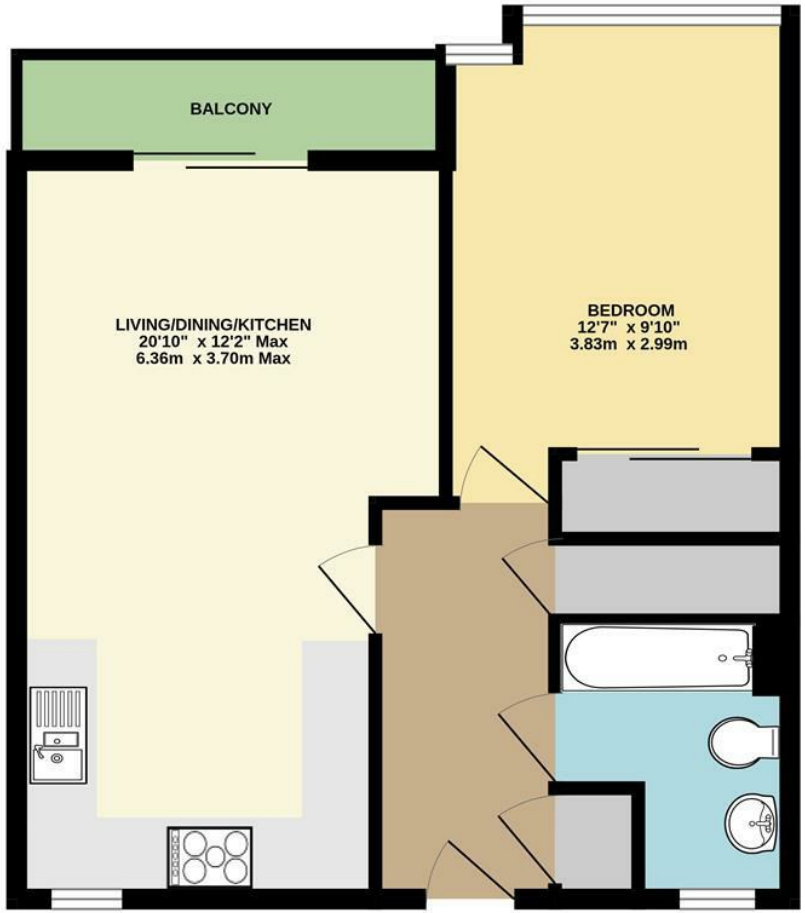
£190,000 Leasehold

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 superb one-bedroom City Centre apartment with a private balcony and stunning views towards Exeter Cathedral, offered for sale with no onward chain. Situated within this prestigious city centre development, the property enjoys an enviable location just a short stroll from Exeter's excellent selection of shops, cafés, restaurants, and amenities.

Accessed via a secure video entry system, the apartment is reached through a well-maintained communal hallway with both lift and stair access to the first floor. An external walkway leads to the private entrance.

Beautifully presented throughout, the accommodation comprises an entrance hall with a useful storage cupboard, a spacious open-plan living, dining and kitchen area, and double doors opening onto the balcony. The contemporary kitchen is fitted with a stylish range of high-gloss white wall and base units and benefits from integrated appliances, including a fridge/freezer and washing machine. There is also space for a dishwasher.

The generous double bedroom features a striking picture window framing views of Exeter Cathedral, along with a built-in double wardrobe. The modern bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin, and WC.

The balcony provides an ideal space for outdoor seating, offering the perfect spot to relax and enjoy the impressive cathedral views and outlook across the surrounding area.

Early viewing is highly recommended to fully appreciate both the accommodation and its exceptional setting.

LEASEHOLD INFORMATION

Length of Lease: 170 Years from 2026. (Original lease 99 years from 2007, extended by 90 years in 2026)
Annual Service Charge: £2,364.
Annual Ground Rent: Peppercorn Ground Rent.
Service Charge Review Period (Year/Month): Awaiting Information.
Ground Rent Review Period (Year/Month): Awaiting Information.

MATERIAL INFORMATION

Utilities: Awaiting Information.

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

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.

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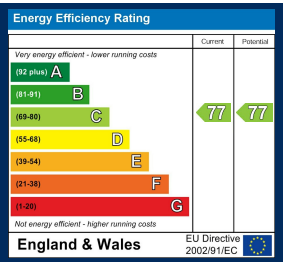
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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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