

naomi j ryan

estate agents

First Floor Flat

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Electric Heating

No Parking

No Garden

Council Tax Band: A

£110,000 Leasehold

Ashgrove Apartments 27-28 Cowick Street,

St Thomas, Exeter, EX4 1AL

www.naomijryan.co.uk

Ashgrove Apartments 27-28 Cowick Street, St Thomas, Exeter, EX4 1AL £110,000 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 guaranitee as to their operability or efficiency can be given.
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SUMMARY

A spacious one-bedroom apartment that has been recently modernised and is being offered for sale with no onward chain.

Situated on Cowick Street in St Thomas, this property enjoys convenient access to St Thomas Train Station, the City Centre, and the diverse amenities available on Cowick Street. Additionally, Exeter Quayside, known for its variety of independent shops and cafes, is also easily accessible.

Access to the flat is via a communal hallway with stairs that lead to the first floor. The accommodation features an open-plan living area with a newly fitted kitchen, a double bedroom, and a bathroom.

Early internal viewing is highly recommended.

LEASEHOLD INFORMATION

Length of Lease: 127 years (less three days) from 10 February 2006
Annual Service Charge: £1,200.
Annual Ground Rent: Included in service charge.
Service Charge Review Period: April 20206

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains electricity, 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

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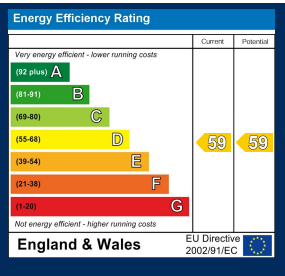
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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