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Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Electric Heating

None

Communal

Council Tax Band: B

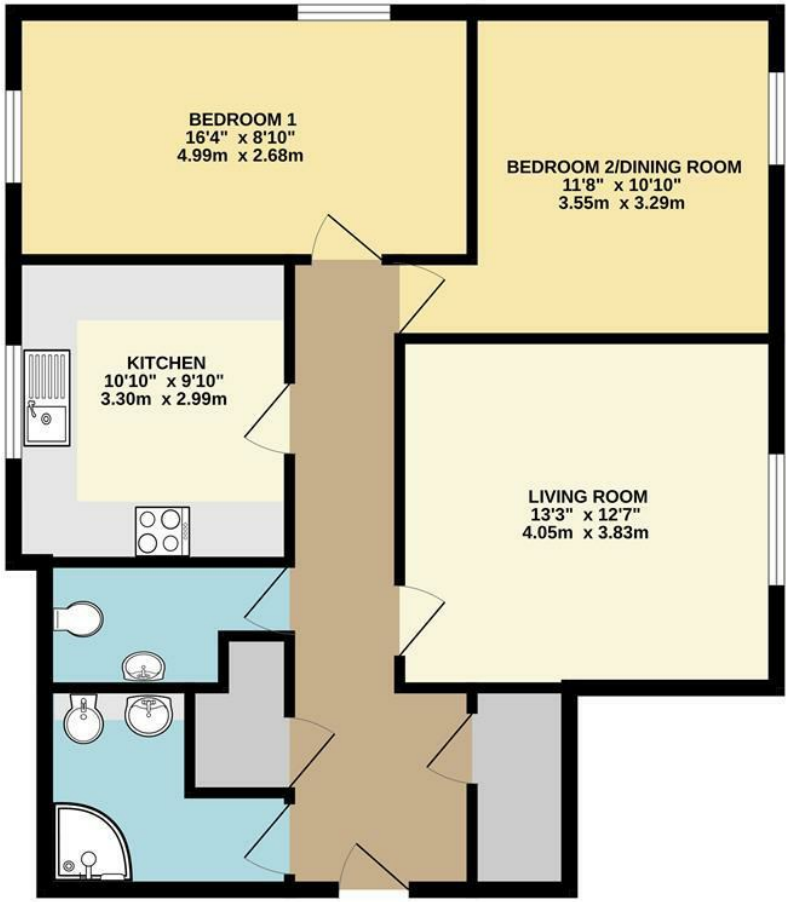
Guide Price £130,000-£140,000

39 The Maltings Church Street,

Heavitree, Exeter, EX2 5EJ

www.naomijryan.co.uk

THE MALTINGS



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

GUIDE PRICE £130,000-£140,000. A well presented and generously proportioned two bedroom retirement apartment located within easy access of the wide range of amenities on Heavitree Fore Street. The apartment is positioned on the third floor and enjoys both lift and stair access. Communal facilities at The Maltings include residents lounge, laundry, landscaped gardens and communal parking.

The accommodation comprises entrance hall with a walk-in store, living room, modern fitted kitchen, two double bedrooms, one of which is currently used as a dining room, a WC and a shower room fitted with a corner shower cubicle, wash hand basin and bidet. Further features include electric heating and double glazing.

Naomi J Ryan Estate Agents are delighted to offer this property to the market for sale with no onward chain and highly recommend internal viewing.

LEASEHOLD INFORMATION

Length of Lease: 125 years from October 1988
Annual Service Charge: £2,228
Annual Ground Rent: N/A
Service Charge Review Period: Annually in March

MATERIAL INFORMATION

Construction notes: Brick
Heating. Electric Heating
Utilities: Connected to mains electric, 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.

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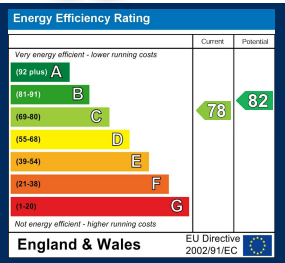
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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