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

www.naomijryan.co.uk

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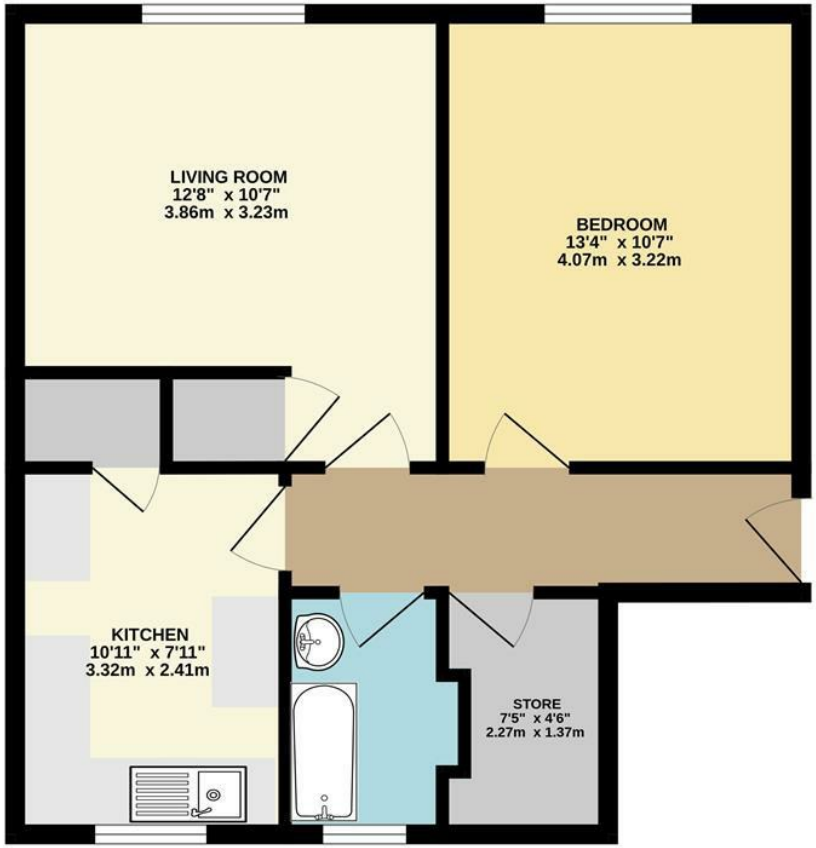
£110,000 Leasehold

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 drying 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.

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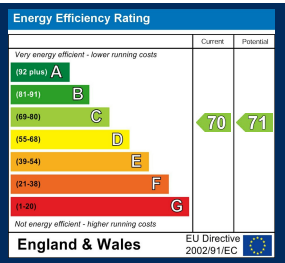
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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