


naomi j ryan
estate agents

First Floor Retirement Flat

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Electric Heating

Residents Parking (when available)

Communal Gardens

Council Tax Band: B

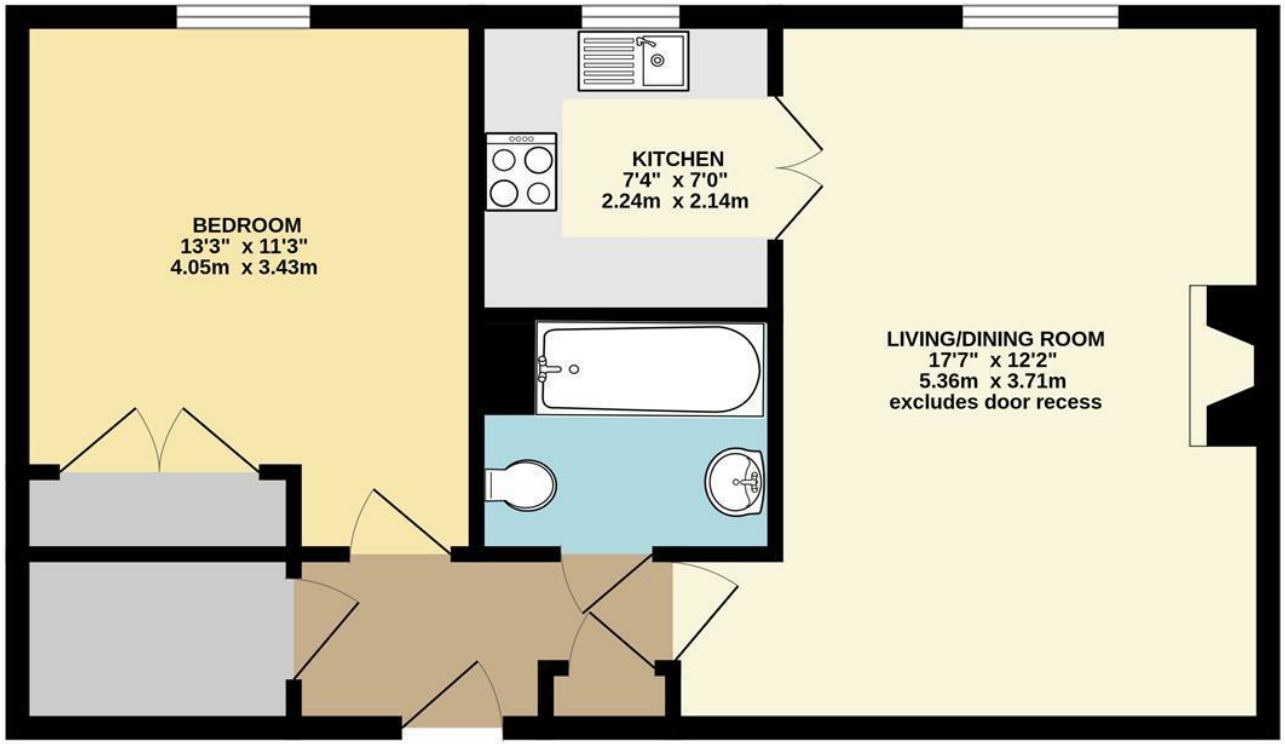
**Guide: £115,000 Leasehold**

# Meyer Court Butts Road,

, Exeter, EX2 5PW

www.naomijryan.co.uk

1ST 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 spacious and well-presented one-bedroom first-floor retirement apartment, offered for sale with no onward chain. Featuring generously proportioned accommodation throughout, this attractive property is ideal for those looking to downsize while enjoying a comfortable and convenient lifestyle.

Built by the highly regarded McCarthy & Stone, the bright and welcoming accommodation comprises an entrance hall, a spacious sitting/dining room overlooking the attractive communal gardens to the rear, a modern fitted kitchen, a bathroom, and a double bedroom with built-in wardrobes.

Residents benefit from the reassurance of an on-site House Manager during office hours, with the Careline emergency support system providing additional peace of mind outside these times. The development also offers a range of excellent communal facilities, including a residents' lounge, library, guest suite, laundry room, and beautifully maintained communal gardens. Resident parking is available to the rear of the building on a first-come, first-served basis.

The excellent local amenities of Heavitree are just a short walk away, while regular bus services provide easy access to Exeter City Centre and surrounding areas.

Naomi J Ryan Estate Agents are delighted to bring this property to the market with no onward chain and strongly recommend an internal viewing to fully appreciate everything it has to offer.

Early viewing is highly recommended.

## LEASEHOLD INFORMATION

Length of Lease: 125 Years from 1 October 2006
Annual Service Charge: £3,066.76
Annual Ground Rent: £395
Service Charge Review Period (Year/Month): Awaiting information.
Ground Rent Review Period (Year/Month): Awaiting information.

## MATERIAL INFORMATION

Construction notes: Awaiting information.

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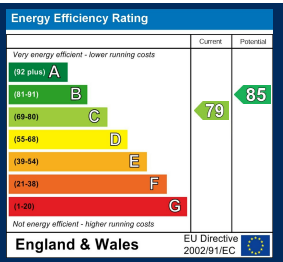
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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