



## 23 Montpellier Court St. Davids Hill Exeter, EX4 4DP

An exciting opportunity to acquire this surprisingly spacious 2 double bedroom second floor retirement apartment with picturesque views across St David's church and a mix of mature trees standing within the church grounds. This particular apartment comes with well balanced 'squarer' shaped room proportions and is conveniently situated near a lift which takes you to the ground floor level virtually outside the communal lounge and resident manager's office. Montpellier Court is a popular retirement development with the added attraction of being situated near the city centre. This retirement development comes with well maintained communal grounds and residents'/visitors parking.

Internal viewings highly recommended to appreciate the appealing room proportions and position of this particular apartment within the development.

**Asking Price £89,950**

# 23 Montpellier Court St. Davids Hill

Exeter, EX4 4DP



- CITY CENTRE LOCATION
- Shower Room, Electric Heating
- Resident Manager 9am - 5pm
- Residents/Visitors Communal Parking
- Lounge/Diner, Kitchen
- uPVC Double Glazing, Guest Suite
- Excellent Communal Facilities & Events
- 2 Double Bedrooms
- Door Entry System, Lift to All Floors
- Well Maintained Communal Grounds

Entrance Hall

Lounge/Diner

Kitchen

Bedroom 1

Bedroom 2

Shower Room

Service Charge - £5,359.86 P.A.

Ground Rent - £718.04 P.A.

Lease Information - 125 yrs from 1998

About Montpellier Court - See Online



Directions



# Floor Plan



Total area: approx. 55.7 sq. metres (599.2 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	79
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		