



Flat 20, Meyer Court Butts Road

Exeter, EX2 5PW

A well appointed and spacious 2 double bedroom second floor apartment at one of Exeter's most popular McCarthy and Stone retirement developments conveniently situated close to Heavitree shopping centre, bus stop and Heavitree Pleasure Park, arguably the most popular park in Exeter and now with vibrant café/community hub venue. This superbly presented property has been kept in excellent condition and provides light and airy accommodation throughout.

This particular retirement complex benefits from having an on-site resident House Manager for added security and peace of mind, mobility scooter store, residents' car park and an excellent range of communal facilities and social events.

Asking Price £160,000

Flat 20, Meyer Court Butts Road

Exeter, EX2 5PW



- NO ONWARD CHAIN
- Kitchen
- Electric Heating & uPVC Double Glazing
- Communal Gardens & Residents' Car Park
- Private Reception Hall
- 2 Double Bedrooms
- Emergency Pull Cords
- Lounge/Diner
- Shower Room
- Excellent Communal Facilities & Events

Private Reception Hall

Service Charge

Lounge/Diner

Ground Rent

19'6" x 10'9" (5.96m x 3.29m)

Lease Information - 125 years from 2007

Kitchen

Cathedral City of Exeter

7'7" x 7'2" (2.32m x 2.20m)

Bedroom 1

19'4" x 17'3" (5.90m x 5.27m)

Bedroom 2

19'4" x 9'3" (5.90m x 2.82m)

Shower Room

6'10" x 5'6" (2.10m x 1.70m)

Communal Grounds

Residents' Car Park

Information on Meyer Court



Directions





Floor Plan




Total area: approx. 73.7 sq. metres (792.9 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.

20 Meyer Court, Exeter

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 | | |
|---|---|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92 plus) A |  85 87 | |
| (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 | | |
| EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (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 ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |