



Flat 30, Mowbray Court Butts Road Heavitree, Exeter, EX2 5TQ

This well appointed and spacious 2 bedroom apartment is accessed at ground floor level through the building while being above lower ground floor apartments and commanding attractive elevated views. The newly decorated property has been kept in excellent condition and provides light and airy accommodation with all rooms benefitting from newly laid carpets.

Mowbray Court is one of Exeter's most popular 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 particular flat enjoys a quiet, tucked away position with picturesque views across well kept communal gardens. Mowbray Court is renowned for its beautiful grounds and offers the perfect environment for those seeking secure independent living.

This 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.

Strong interest anticipated and early viewings recommended.

Asking Price £138,500

Flat 30, Mowbray Court Butts Road

Heavitree, Exeter, EX2 5TQ



- NO ONWARD CHAIN
- 2 Double Bedrooms
- uPVC Double Glazing
- Excellent Communal Facilities & Events
- Private Entrance Hall
- Bathroom
- Emergency Pendant Alarms
- Lounge/Diner & Kitchen
- Night Storage Heaters
- Beautifully Maintained Communal Grounds

Private Entrance Hall
8'8" x 5'7" (2.645m x 1.714)

Service Charge & Ground Rent
Information

Lounge/Dining Room
17'6" x 11'1" (5.353m x 3.388m)

Lease Information

Kitchen
8'11" x 5'8" (2.730m x 1.730m)

Bedroom 1
17'5" x 9'5" (5.316 x 2.876)

Bedroom 2
11'2" x 8'8" (3.421m x 2.659)

Bathroom
6'9" x 5'5" (2.070m x 1.672m)

Mowbray Court Information

Age Restriction



Directions





Floor Plan



Total area: approx. 58.4 sq. metres (628.9 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.

30 Mowbray 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		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		75	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			