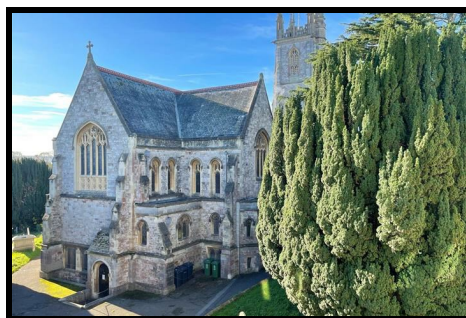




## 22 The Maltings Church Street Heavitree, Exeter, EX2 5EJ

An exciting opportunity to acquire this surprisingly spacious and well appointed 2 bedroom top floor apartment with spectacular view over the Anglican local parish church of St Michael & All Angels' and far reaching views above neighbouring roof tops to Ludwell Valley Park. Forming part of a popular retirement complex in the centre of Heavitree, this apartment enjoys one of the best positions in the development and easy access to the main entrance leading to local shops, amenities and bus stop some 200 yards away. The property is conveniently situated next to a lift and benefits from the home comforts of uPVC double glazing and a modern kitchen featuring an integrated oven and grill, ceramic hob, space for tall fridge/freezer and below counter space and plumbing for an automatic washing machine.

The Maltings is a sought after retirement development in a very convenient location with well maintained communal grounds. Perfect for those seeking independent living in a secure and friendly environment. This particular development has the added attraction of being situated in the centre of Heavitree close to local shops, amenities, church, health centre and a bus stop providing a regular service to and from the city centre.

Life is for living..... The Maltings will help you live it to the full. Key communal features include lift or stairs to all floors, residents' lounge with kitchen area, laundry room, day time house manager, intercom entry system, intruder alarm and 24 hour 'careline' (emergency pull cords fitted in all apartments).

Internal viewings highly recommended.

**Asking Price £129,500**

# 22 The Maltings Church Street

Heavitree, Exeter, EX2 5EJ



- MOTIVATED SELLERS, PRICED TO SELL
  - Modern Kitchen
  - Attractive Communal Grounds
  - Close to Shops and Bus Stop
- NO ONWARD CHAIN
  - 2 Bedrooms, Bathroom
  - Resident Manager
- Lounge/Diner
  - Electric Heating & uPVC Double Glazing
  - Residents' Car Park

Private Entrance Hall  
10'3" x 4'10" (3.14m x 1.48m)

Lease 125yrs from 1987. [More info online](#)

Lounge/Diner  
16'0" x 11'5" (4.89m x 3.48m)

[Age Restriction and Pet Policy - More info online](#)

Kitchen  
12'10" x 6'9" (3.93m x 2.07m)

Shower Room  
8'0" x 6'8" (2.45m x 2.05m)

Bedroom 1  
10'8" x 11'0" (3.26m x 3.36m)

Bedroom 2  
8'6" x 7'3" (2.61m x 2.21m)

[Information on The Maltings](#)

Service Charge - £158.69 PCM



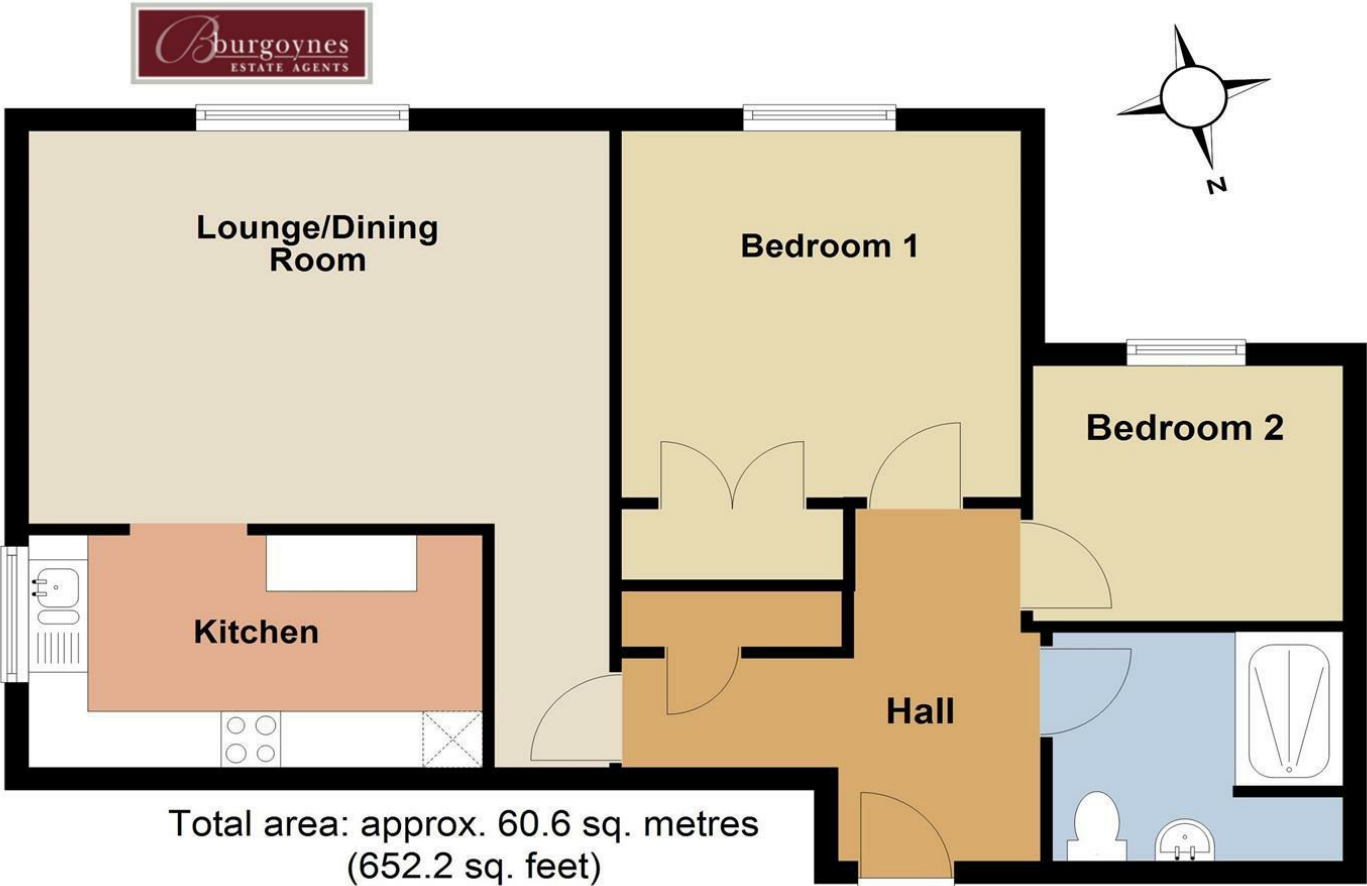
[Directions](#)







Floor Plan



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.

Flat 22, The Maltings, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

