



## Flat 34, The Maltings Church Street Heavitree, Exeter, EX2 5EJ

An excellent opportunity to acquire this generous sized 2 bedroom first floor apartment forming part of a popular retirement complex in the centre of Heavitree close to local shops and bus stop. The property is conveniently situated close to a lift and benefits from uPVC double glazing and a recently modernised kitchen featuring an integrated oven and grill, ceramic hob and below counter space and plumbing for an automatic washing machine, tumble dryer, fridge and freezer. Notwithstanding these improvements, the property does require further investment to modernise the shower room and redecorate throughout.

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.

**Guide Price £89,500**

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- NO ONWARD CHAIN
- 2 Bedrooms
- uPVC Double Glazing
- Close to Shops and Bus Stop
- Lounge/Diner
- Shower Room
- Attractive Communal Grounds
- Modernised Kitchen
- Electric Heating
- Residents' Car Park

Private Entrance Hall

Lounge/Diner

Kitchen

Bedroom 1

Bedroom 2

Shower Room

Information on The Maltings

Service Charge - £183.00 PCM

Lease 125yrs from 1987. More info  
online

Age Restriction and Pet Policy - More  
info online



Directions





# Floor Plan

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.

