Burgoynes
ESTATE AGENTS









Mowbray Court Butts Road

Heavitree, Exeter, EX2 5TQ

This extra spacious ground floor retirement apartment comes with a large 'two person' double bedroom capable of comfortably accommodating twin beds. The newly decorated and well appointed property is presented in excellent condition and positioned above lower ground floor apartments with ground floor access from the main entrance and attractive elevated views across the superbly maintained communal grounds. The light and airy accommodation features commercially cleaned carpets, uPVC double glazing and electric heating ensuring warmth and energy efficiency throughout the year. Perfect for a single person or couple seeking independent and secure living within one of Exeter's most popular and affordable retirement developments near Heavitree's comprehensive shopping centre, Heavitree Pleasure Park and a regular bus service to and from the city centre. Heavitree Park is one of the most popular parks in Exeter now with vibrant café/community hub venue and a new splash pad/children's play area currently under construction.

Mowbray Court - under the 'right to manage' manages its own finances via an elected Board of Directors enabling residents to keep service charges to the minimum. All residents can apply for Membership of the Company.

The large and elegant communal lounge with kitchen is available to be used by all the residents and is the venue for the larger social activities such as quiz nights, race nights, afternoon tea group, bingo, Saturday night film etc. Next to this lounge is a small library/reading room for the smaller gatherings such as poetry and Holy Communion. Additional facilities include a communal laundry room, mobility scooter store and

Asking Price £90,000

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- SOUGHT AFTER RETIREMENT DEVELOPMENT
- NO ONWARD CHAIN
- Modernised Shower Room
- Excellent Communal Facilities & Events
- Large (2 person) Double Bedroom
- Private Entrance Hall
- Electric Heating & uPVC Double Glazing
- Beautifully Maintained Communal Grounds
- Lounge/Diner & Kitchen
- Emergency Pendant Alarms

Entrance Hall

Lounge/Dining Room

14'5" x 12'7" (4.41m x 3.85m)

Kitchen

8'11" x 5'8" (2.74m x 1.73m)

Bedroom

17'9" x 8'8" (5.43m x 2.66m)

Shower Room

8'11" x 5'6" (2.74m x 1.68m)

Mowbray Court Information - See Online

Lease Information

Service Charge & Ground Rent

Age Restriction

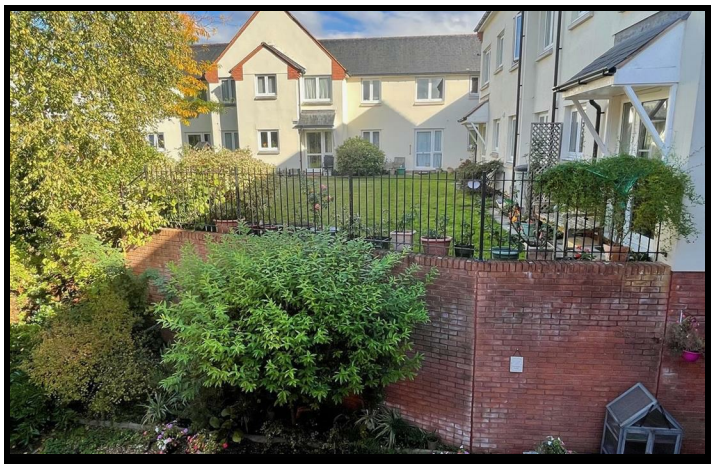


Directions

















Floor Plan

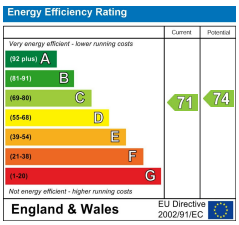


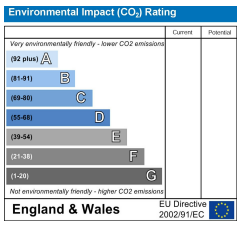
Total area: approx. 47.5 sq. metres (511.1 sq. feet)

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 responsibilty is accepted for any other use.

Flat 33, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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