



Flat 32 Meyer Court Butts Road Heavitree, Exeter, EX2 5PW

A spacious 1 bedroom first floor retirement apartment presented in excellent condition throughout. This well appointed property has the added attraction of a study area/hobbies room which is approached through an opening from the lounge/diner.

The property is located 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 impressive retirement complex has the attraction of a resident House Manager for added security and peace of mind, mobility scooter store, well maintained communal gardens with seating area and pergola, residents' car park and an excellent range of communal facilities & social events.

Asking Price £124,950

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- NO ONWARD CHAIN
- Study Area/Hobbies Room
- Electric Heating & uPVC Double Glazing
- Communal Gardens & Residents' Car Park
- Private Entrance Hall
- Well Fitted Kitchen
- Emergency Pull Cords & Waist Height Power Sockets
- Lounge/Diner
- Double Bedroom & Shower Room
- Excellent Communal Facilities & Events

Reception Hall

Lease Information - 125 years from 2007

Lounge/Diner

22'10" x 10'8" (6.96m x 3.26m)

Service Charge £3,050. P.A.

Study Area/Hobbies Room

7'2" x 5'10" (2.20m x 1.78m)

Ground Rent - £395 P.A.

Cathedral City of Exeter

Kitchen

8'5" x 7'7" (2.57m x 2.33m)

Bedroom

17'4" x 9'3" (5.29m x 2.83m)

Shower Room

6'9" x 5'6" (2.08m x 1.70m)

Communal Grounds

Residents' Car Park

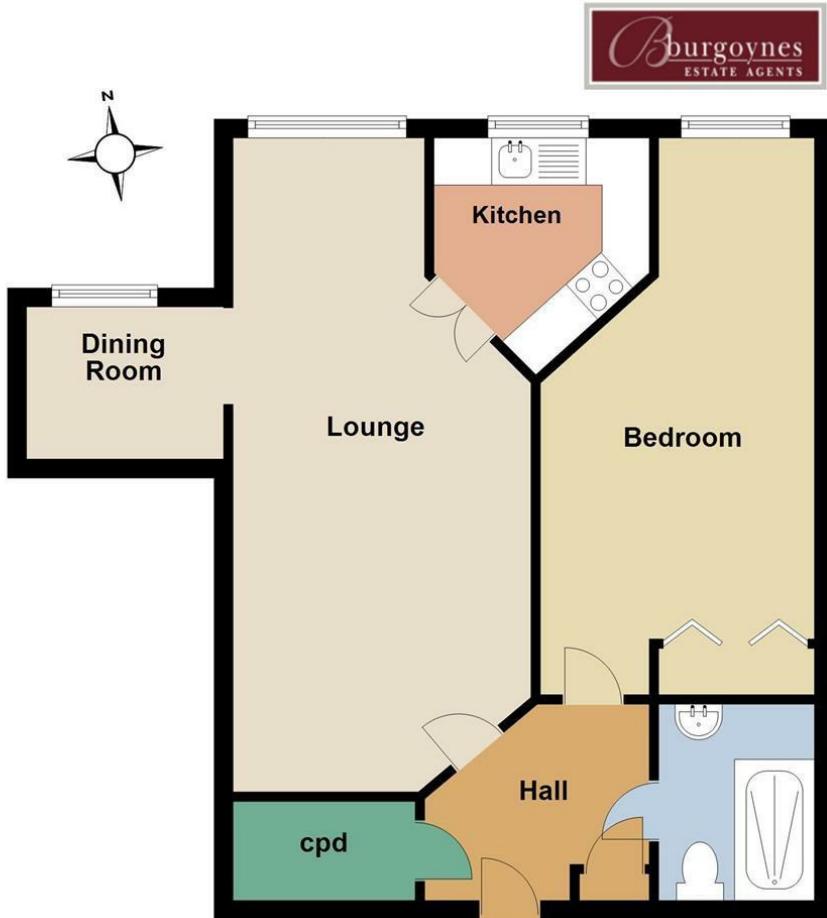
Information on Meyer Court



Directions



Floor Plan



Total area: approx. 53.0 sq. metres (570.9 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.

32 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 firms 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	85	86
(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		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		