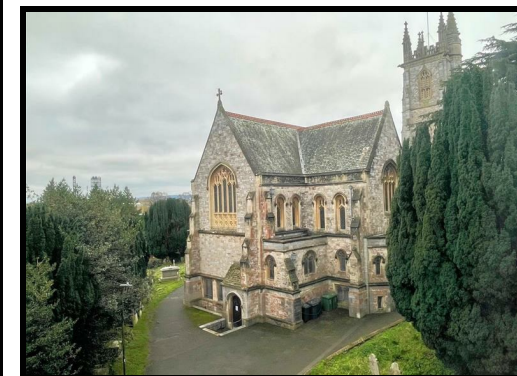




TO LET

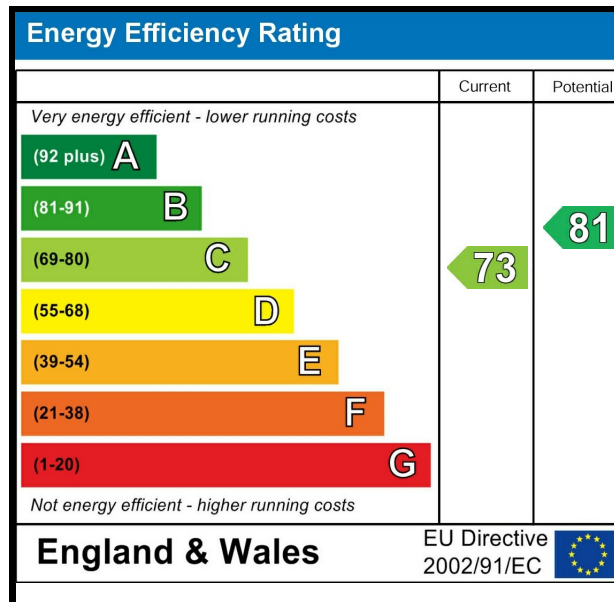
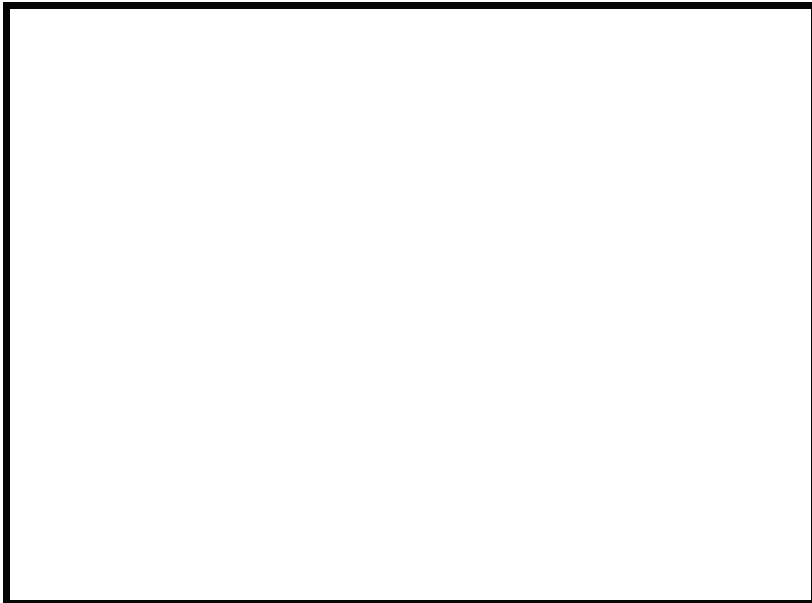


22 The Maltings Church Street, Heavitree, Exeter, EX2 5EJ

£129,500



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



## THE PROPERTY

An exciting opportunity to acquire this surprisingly spacious 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. Notwithstanding these improvements, the property does require further investment which may involve further upgrades to the kitchen, modernise the shower room and redecorate.

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

## SITUATION

## Directions

