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Asking Price £180,000 Leasehold

2 Bedroom, Apartment - Retirement

43, Meyer Court Butts Road, Heavitree, Exeter, Devon, EX2 5PW

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# Meyer Court

Meyer Court is a development of one and two bedroom purpose built apartments constructed by McCarthy and Stone. The development comprises of 50 properties arranged over three floors and is situated in an ideal position close to essential amenities.

There is a bus stop 100 yards from the development making access to Exeter City Centre and surrounding Towns easily accessible.

The House Manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the House Manager.

Meyer Court has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite House Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Meyer Court is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Meyer Court requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.





# Property Overview

Churchill Sales & Lettings are pleased to be marketing this lovely two bedroom second floor apartment, conveniently located for the lift. The property offers deceptively spacious accommodation throughout and is presented in fantastic order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge and a freezer. A window allows for light and ventilation.

Bedroom One is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

Bedroom Two is another good size room which could also be used as a separate Dining Room, Study or Hobby room.

The Bathroom has a bath with overhead shower, a screen, a handrail, towel rail, a WC and wash hand basin with vanity unit beneath.

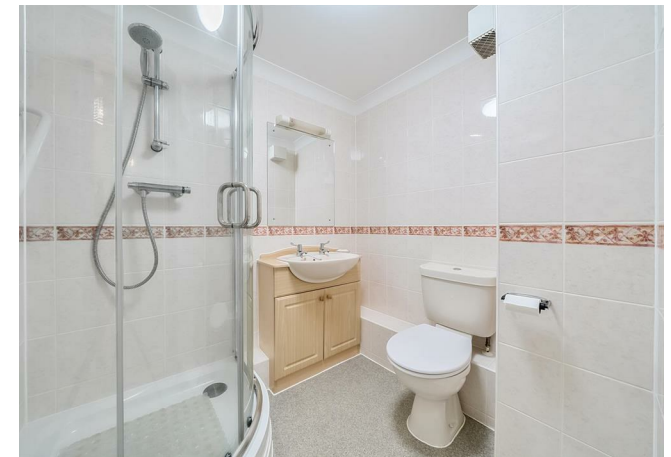
The Shower Room offers a large shower cubicle with handrail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment are three useful storage cupboards located in the hallway.



# Features

- Two bedroom, second floor retirement apartment
- Separate Shower Room and Bathroom
- Good decorative order
- Convenient for the lift
- House Manager available 5 days a week
- Highly convenient location close to the doctors and regular bus service
- Residents Laundry room and Lounge
- Lovely Communal Gardens
- Owners carpark
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.



# Key Information

Service Charge (Year Ending 28th February 2025):  
£4,465.52 per annum.

Ground rent collected by Estates and Management

Council Tax Band C

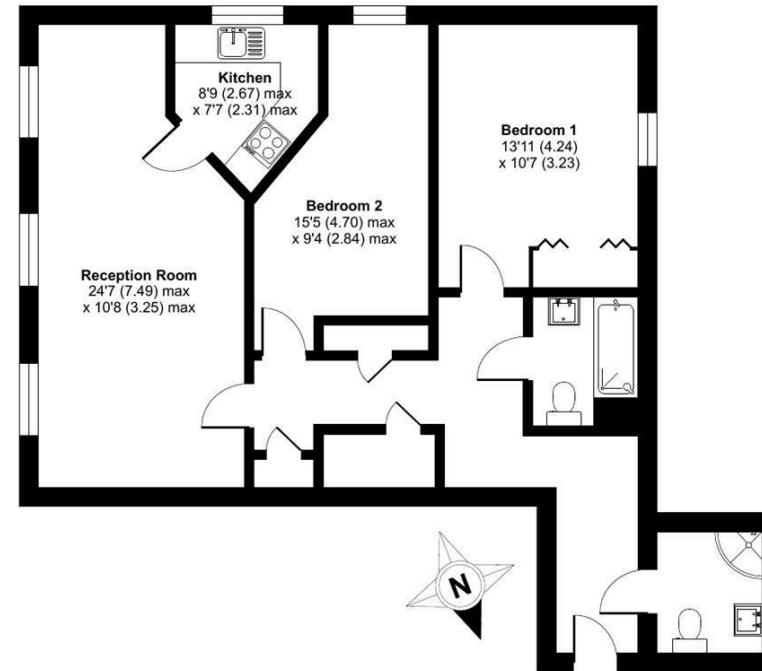
125 lease years commencing 2007

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, House Manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property. Please refer to the Landlord regarding the Transfer Fee.

Approximate Area = 858 sq ft / 79.7 sq m  
For identification only - Not to scale



EPC Rating: C



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1150251

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.





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