

33 Isabel Court

Cowick Street, Exeter, EX4 1FL



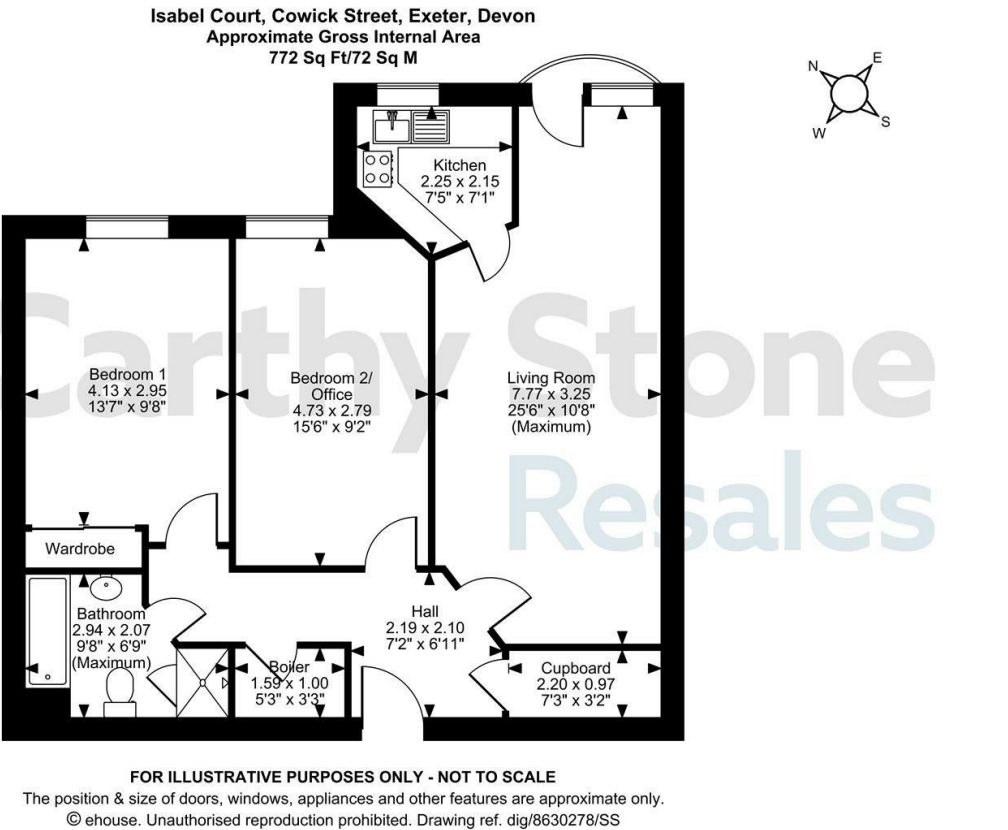
Asking price £280,000 Leasehold

Rarely available, this two bedroom, second floor retirement apartment has a lovely outlook over St Thomas Pleasure Grounds and is within close proximity to the lift that serves all floors.

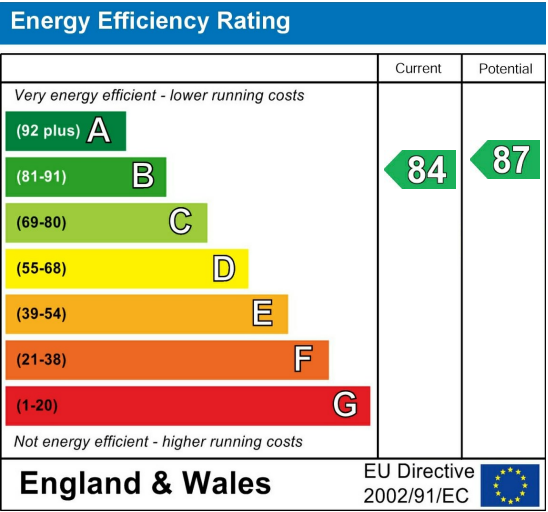
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Council Tax Band: C



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# Isabel Court, Cowick Street, Exeter

### Isabel Court

Completed in early 2012, Isabel Court is a wonderful development of private apartments built by award-winning developers McCarthy Stone. Specifically designed for 'Retirement Lifestyle' for those over 55 years of age, the development enjoys a host of facilities for the benefit of home owners including; a super communal lounge, a lift service all floors, mobility scooter store, laundry room and a landscaped garden backing onto the adjacent St. Thomas Park. Further peace-of-mind is found in the service provided by the excellent House Manager who oversees the smooth running of the development. There is also a 24-hour emergency call system in the apartments and communal areas. A guest suite is available for family and friends, for which a small charge per night is made.

It's so easy to make new friends and to exercise both body and mind at Isabel Court; there are always plenty of regular activities to choose from including; coffee mornings, games and quiz nights, seasonal and themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

### The Local Area

Isabel Court is located on an active suburban Street with a plethora of shops (a Tesco Express is adjacent to the development), restaurants and bars, hairdressers, health centre and so many other useful amenities. Bus routes are located outside the development whilst Exeter St Thomas rail station is at the Eastern end of Cowick Street less than a quarter of a mile away.

Exeter has a real sense of individuality, its varied cultural scene is embraced by proud locals, and the diverse mix of eateries means it is renowned as one of the foodie capitals of the South West. Head to the West Quarter or the cobbled Gandy Street to discover great mix of independent shops and boutiques, cafes and bars.

When it comes to culture Exeter is renowned in the south west for its independent arts scene. It is also firmly on the map as a destination for top sporting events and music. A good mix of independent venues such as the Exeter Phoenix, and large venues such as nearby Powderham Castle play host to a packed calendar of events and festivals throughout the year.

In Exeter we love the outdoors. The city's location in the heart of Devon, surrounded by miles of countryside and close to the World Heritage Jurassic Coast, means there are plenty of opportunities for adventure. This is the perfect place to try a new activity, or simply relax and enjoy the stunning scenery.

### No.33

No.33 is situated on the second floor of this popular development and offers a lovely outlook over St Thomas Pleasure Grounds. The generous size living room has a Juliet balcony, the kitchen is well equipped with integrated appliances and both bedrooms are of a double size. The bathroom has a separate bath and shower, and there are two good size storage cupboards off the entrance hall.

### Entrance Hallway

Having a solid Oak veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Electric panel heater and emergency pull cord. Airing cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water and concealed 'Vent Axia' heat exchange system utilising the hot air generated within the property and recirculating this back into the principle rooms. Further storage cupboard. A feature glazed panelled door leads to the Living room.

### Living Room

A lovely welcoming room with a double-glazed French door and matching side panel opening to a Juliet balcony with a lovely outlook over St Thomas Pleasure Grounds. Modern feature fireplace with inset electric fire and two Dimplex electric panel heaters. A feature glazed panelled door leads to the kitchen.

### Kitchen

With a double-glazed window with a lovely leafy outlook. Modern range of 'maple effect' fitted wall and base units with contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed hob with stainless steel chimney extractor hood over, waist height oven and concealed fridge and freezer. Extensively tiled walls and tiled floor.

### Master Bedroom

Double-glazed window. Fitted wardrobe with hanging rail, shelving and mirror-fronted sliding doors. Electric panel heater.

### Bedroom Two

With double glazed window. A good size, versatile room that is currently being used as a separate dining room/study.

### Bath & Shower Room

Modern white suite comprising; panelled bath, separate shower cubicle, low-level WC, wash-hand basin with strip light and shaver point over. Fully tiled walls and floor, electric wall heater, electric heated towel rail and emergency pull cord.

### Parking

Parking is available by annual permit (subject to availability) at a cost of £250 per annum.

### Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas

# 2 Bed | £280,000

- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,865.95 per annum (for financial year ending 31/03/2025)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### Leasehold

Lease: 125 Years from the 1st June 2011

Ground Rent: £495 per annum

Ground rent review date: June 2026

### Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

### Additional Information & Services

- Superfast Fibre broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

