



**43 Mowbray Court**  
Heavitree, Exeter, EX2 5TQ

This newly modernised and beautifully appointed 1 bedroom retirement apartment affords good size accommodation and enjoys an outstanding position with picturesque first floor views across the impressive, well established and beautifully maintained communal grounds. Perfect for a single person or couple seeking independent and secure living within one of Exeter's most popular retirement developments lying close to Heavitree's comprehensive shopping centre and a regular bus service to and from the city centre.

**Guide Price £127,500**

# 43 Mowbray Court

Heavitree, Exeter, EX2 5TQ



- Communal Reception Hall
- Beautiful Communal Grounds
- Private Entrance Hall
- Lounge/Diner
- Modernised Kitchen
- Double Bedroom (with built-in double wardrobe)
- Modernised Shower Room
- Electric Heating
- uPVC Double Glazing
- Emergency Pull Cords plus 24 hour Call Centre

Private Entrance Hall

Age Restriction Information (min age 55,T&C apply)

Lounge/Diner

22'8" x 10'7" (6.93m x 3.25)

Kitchen

8'9" 7'8" (2.67m 2.34m)

Bedroom

16'11" 9'1" (5.18m 2.79m)

Shower Room

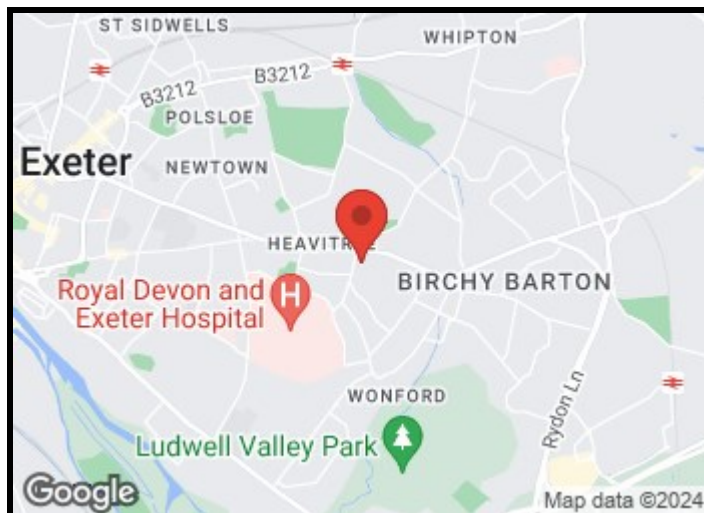
6'9" x 5'6" (2.06m x 1.68)

Mowbray Court Information

Annual Service Charge (£1,911.62 P.A.)

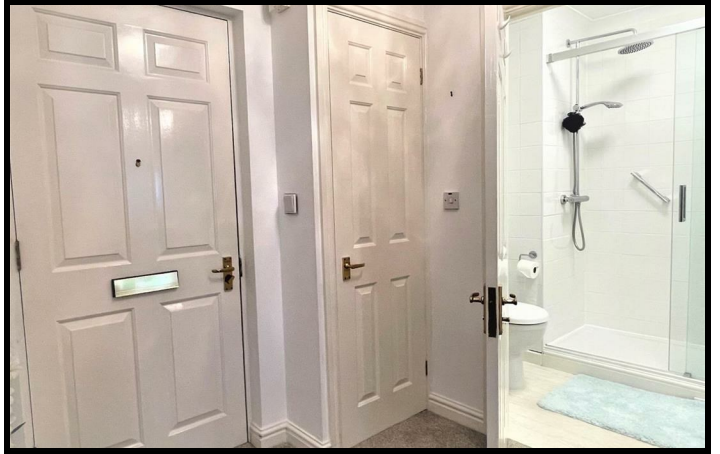
Ground Rent

Lease Information (125 years from 2000)



## Directions

Travelling from the town centre proceed to the Paris Street roundabout and exit into Heavitree Road. Proceed up the hill passing the police station on your left and continue on forward and down through the centre of Heavitree passing Tescos express on your left. Turn right just beyond a set of traffic lights onto Butts Road and turn almost immediately left onto a private driveway for Mowbray Court. You will find the retirement complex at the end of this driveway. Council Tax Band: B



# Floor Plan



Total Area: approx 43.7m<sup>2</sup> (471ft<sup>2</sup>)

Please note that whilst every attempt has been made to ensure 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.

Plan Produced by EPC Partners

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 firm's 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		