



## 49 Meyer Court Butts Road Exeter, EX2 5PW

A stunning one bedroom top floor apartment offering extra spacious accommodation within one of Exeter's most popular McCarthy and Stone retirement developments situated close to Heavitree's shopping centre, pleasure park and bus stop. This impressive property has been beautifully refurbished and modernised by the present owners and boasts a striking shower room with extra extra large walk-in shower enclosure, and a superbly appointed kitchen with integrated appliances. This apartment also has the added attraction of a dining area/hobbies room/study area set just off the lounge/diner. This particular development benefits from having a resident House Manager for added security and peace of mind. On site residents parking and an excellent range of communal facilities included.

**Guide Price £159,500**

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Exeter, EX2 5PW



- NO ONWARD CHAIN
- Dining/Hobbies/Study Area
- Waist Level Power Sockets & Emergency Pull Cords
- Residents' and Visitors Parking
- Private Reception Hall
- Kitchen, Double Bedroom
- Residents Lounge/Kitchen & Library
- Spacious Lounge
- Shower Room, uPVC Double Glazing
- Lovely Communal Gardens

Private Reception Hall

Service Charge - £2,355 paid half yearly

Living Room

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

Ground Rent - £395.00 paid half yearly

Dining/Hobbies/Study Area

7'1" x 4'11" (2.18m x 1.52m)

Kitchen

8'7" x 7'8" (2.64m x 2.34m)

Bedroom

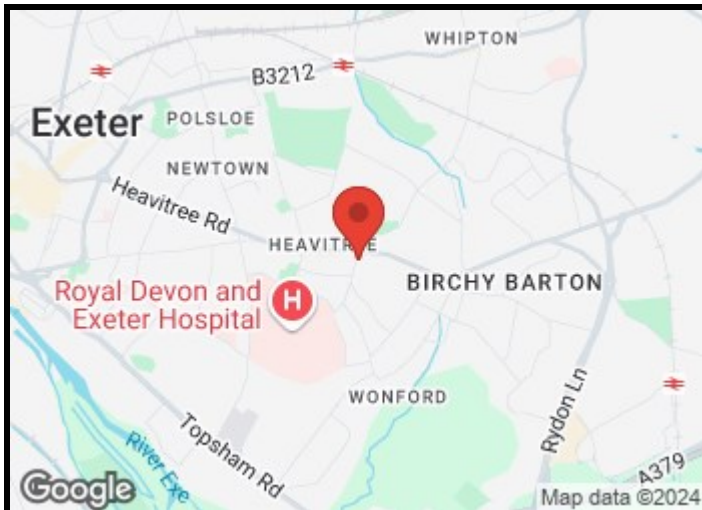
17'3" x 9'8" (5.28m x 2.95m)

Bathroom

6'9" x 5'6" (2.08m x 1.68m)

Communal Grounds

Useful Information and Service Charge



## Directions

Travelling from the town centre proceed to the Paris Street roundabout and exit onto Heavitree Road. Proceed up the hill passing Waitrose on your left. At the crossroads keep straight and head down through the centre of Heavitree passing Tescos Express on your left. As you approach a set of traffic lights keep over to right. Continue forward for just a few yards and take the turning on your right for Butts Road. Meyer Court will be found on your right.



# Floor Plan



**Total area: approx. 53.1 sq. metres (571.1 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.

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) A			
(81-91) B			
(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	77

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