



## 39 Meyer Court Butts Road

Heavitree, Exeter, EX2 5PW

A spacious 2 double bedroom second floor apartment at one of Exeter's most popular retirement developments situated close to Heavitree's shopping centre, pleasure park and bus stop. The well appointed property has been kept in good condition and provides light and airy accommodation throughout. This particular retirement complex benefits from having an on site resident House Manager for added security and peace of mind, mobility scooter store, residents' car park and an excellent range of communal facilities.

**Guide Price £155,000**

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- NO ONWARD CHAIN
- Kitchen
- Electric Heating & uPVC Double Glazing
- Communal Gardens & Residents' Car Park
- Private Reception Hall
- 2 Double Bedrooms
- Emergency Pull Cords
- Lounge/Diner
- Bathroom
- Excellent Communal Facilities

Reception Hall

Service Charge - £2, 204.92 paid half yearly

Lounge/Diner

19'7" x 10'9" (5.97m x 3.28m)

Ground Rent- £230 paid half yearly

Kitchen

7'8" x 7'2" (2.34m x 2.19m)

Lease Information - 125 years from 2007

Bedroom 1

19'4" x 9'8" (5.90m x 2.96m)

City of Exeter

Bedroom 2

19'3" x 9'3" (5.89m x 2.83m)

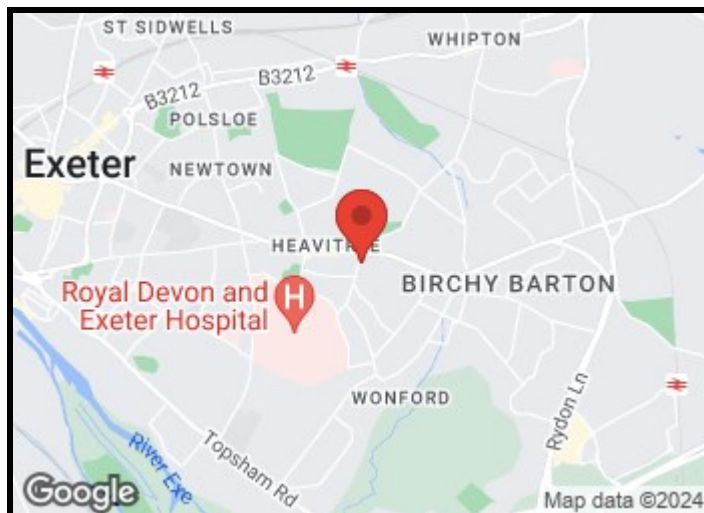
Bathroom

6'10" x 5'7" (2.09m x 1.71m)

Communal Grounds

Residents' Car Park

Information on Meyer Court

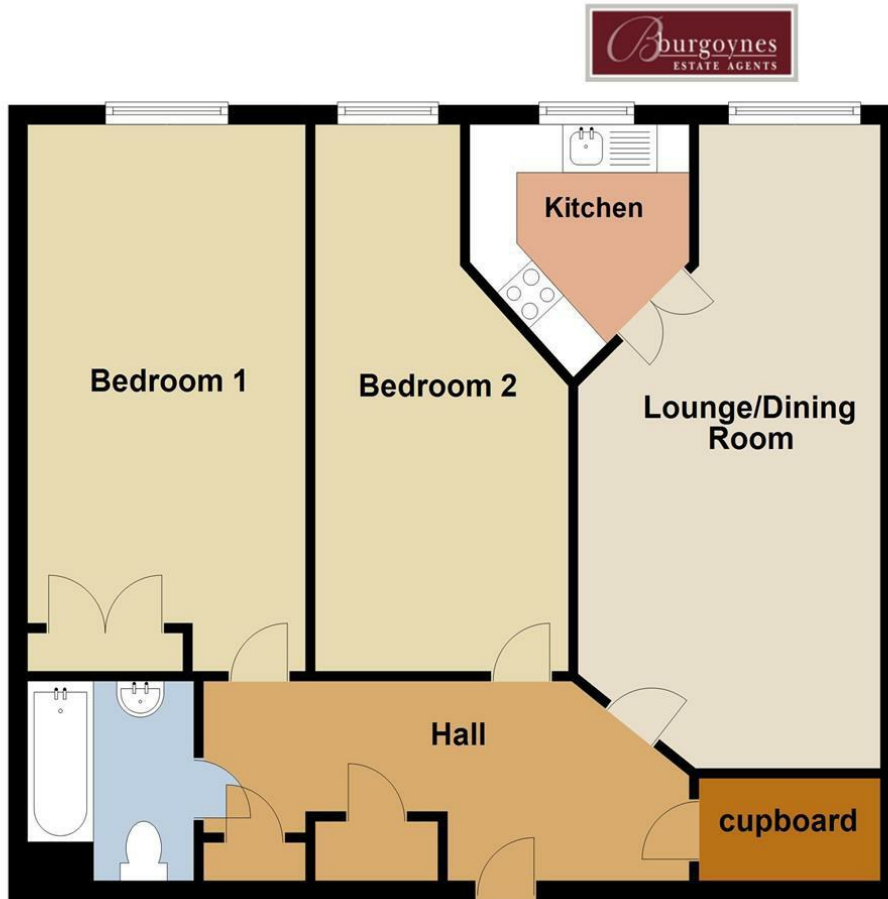


Directions





# Floor Plan



Total area: approx. 71.0 sq. metres (763.9 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		82	84
	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) 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		