



## Flat 5, The Maltings Church Street Heavitree, Exeter, EX2 5EJ

An exciting opportunity to acquire this 2 bedroom ground floor retirement apartment with the added advantage of being close to the communal lounge, laundry, house manager's office and a very popular communal patio. The property is offered in well maintained condition while providing scope for new owners to upgrade and modernise to their preferred specification. The Maltings is a sought after retirement development in a very convenient location with well maintained communal grounds. Perfect for those seeking independent living in a secure and friendly environment. Internal viewings highly recommended.

This is a perfect retirement home for a single person or couple seeking independent living while having the security and peace of mind that comes with such an established retirement development. This particular development has the added attraction of being situated in the centre of Heavitree close to local shops, amenities, church, health centre and a bus stop providing a regular service to and from the city centre.

Life is for living..... The Maltings will help you live it to the full. Key communal features include lift or stairs to all floors, residents' communal lounge with kitchen area, laundry room, guest bedroom suite, day time house manager, intercom entry system, intruder alarm and 24 hour 'careline' (emergency pull cords fitted in all apartments).

**Guide Price £137,000**

# Flat 5, The Maltings Church Street

Heavitree, Exeter, EX2 5EJ



- NO ONWARD CHAIN
- 2 Bedrooms
- Double Glazing
- Close to Shops and Bus Stop
- Lounge/Diner
- Shower Room
- Communal Grounds
- Kitchen
- Electric Heating
- Residents' Car Park

## Entrance Hall

8'7" x 6'5" (2.62m x 1.97m)

## Lounge/Diner

14'5" x 12'0" (4.40m x 3.68m)

## Kitchen

11'0" x 6'8" (3.37m x 2.04m)

## Bedroom 1

13'3" by 9'0" (4.04m by 2.76m)

## Bedroom 2

9'10" by 7'1" (3.01m by 2.16m)

## Shower Room

7'8" x 5'8" (2.36m x 1.73m)

Service Charge - £183.00 PCM

Lease - 125yrs from 1987

[More Lease & Service Charge Info Online](#)

[Age Restriction and Pet Policy](#)

[Information on the Maltings](#)



[Directions](#)





# Floor Plan



Total area: approx. 56.2 sq. metres (605.3 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.

## Flat 5, The Maltings, Exeter

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>		72	79
	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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
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