



## Flat 18, The Maltings Church Street Heavitree, Exeter, EX2 5EJ

An excellent opportunity to acquire this generous sized 2 bedroom second floor apartment forming part of a popular retirement complex in the centre of Heavitree close to local shops and bus stop. The well appointed property is conveniently situated close to a lift and benefits from a recently modernised kitchen featuring an integrated Neff oven and grill with slide and hide door, ceramic hob and below counter space and plumbing for an automatic washing machine. The property also benefits from a well appointed shower/wet room.

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. 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' 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).

Internal viewings highly recommended.

**Guide Price £110,000**

# Flat 18, The Maltings Church Street

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

Private Entrance Hall

Age Restriction and Pet Policy - More info online

Lounge/Diner

15'7" x 10'2" (4.75m x 3.11m )

Kitchen

8'9" x 8'6" (2.67m x 2.61m)

Bedroom 1

11'8" x 10'2" (3.57m x 3.11m)

Bedroom 2

10'0" x 6'9" (3.05m x 2.08)

Shower Room

7'10" x 5'8" (2.41m x 1.73m)

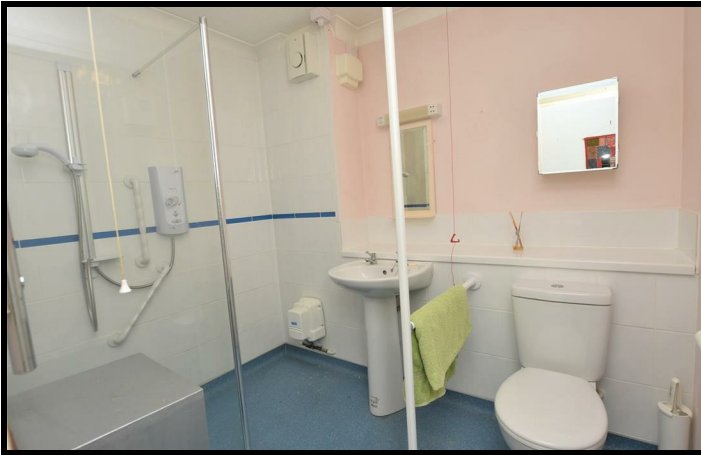
Information on The Maltings

Service Charge - £183.00 PCM

Lease 125yrs from 1987. More info online



Directions



Communal Patio and Gardens

# Floor Plan



**Total area: approx. 52.6 sq. metres (566.5 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 18 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.

