Burgoynes
ESTATE AGENTS

45 Mowbray Court Butts Road

Exeter, EX2 5TQ

This well positioned 1 bedroom first floor retirement apartment affords good size accommodation and enjoys picturesque first floor views across the impressive, well established and beautifully maintained communal grounds. The property is presented in good order while still offering scope to upgrade and modernise.
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.

Asking Price £110,000

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

Entrance Hall

Lounge/Diner

14'2" x 10'1" (4.33m x 3.09m)

Kitchen

9'0" x 5'8" (2.76m x 1.73m)

Bedroom

15'5" x 8'9" (4.72m x 2.68m)

Shower Room

9'0" x 5'6" (2.75m x 1.68m)

Mowbray Court Information

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

Ground Rent

Lease Information (125 years from 2000)

Age Restriction Information

Directions

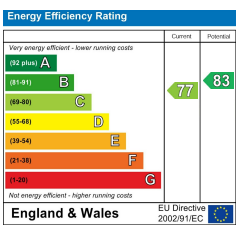
Floor Plan

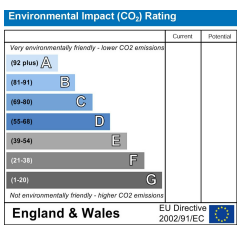
Total area: approx. 46.7 sq. metres (502.5 sq. feet)

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 responsibilty is accepted for any other use.

45 Mowbray Court, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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