



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

An excellent opportunity to acquire this spacious 2 bedroom first floor apartment forming part of a popular retirement complex in the centre of Heavitree close to local shops and a bus stop. The well appointed property has recently benefitted from a fully modernised bathroom, the installation of new uPVC double glazing and two newly installed electric programmable radiators in lounge and bedroom. Furthermore, the property has been redecorated in the last three years, new carpets laid throughout and new vertical blinds have been fitted in the lounge and both bedrooms.

This particular property has the rare convenience of being positioned just a few strides away from a communal side entrance door which can be approached by vehicle. This enables easy access for deliveries, visitors, taxis etc. The driveway has a gentle incline which provides access by foot to local shops, bus stop etc.

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

**£125,000**

# 28 The Maltings, Church Street

Heavitree, Exeter, EX2 5EJ



- NO ONWARD CHAIN
- 2 Good Size Bedrooms
- uPVC Double Glazing (newly installed)
- Close to Shops and Bus Stop
- Spacious Lounge/Diner
- Superbly Modernised Bathroom
- Superbly Maintained Communal Grounds
- Sizeable Kitchen (scope to modernise)
- Electric Programmable Radiators (newly installed)
- Residents' Car Park

Private Entrance Hall

Lounge/Diner

13'3" x 12'6" (4.04m x 3.82m)

Kitchen

13'3" x 7'1" reducing to 6'6" (4.05m x 2.18m reducing to 2.00m)

Bedroom 1

11'8" x 10'7" (3.56m x 3.25m)

Bedroom 2

9'4" x 7'8" (2.87m x 2.36m)

Shower Room

7'10" x 5'6" (2.39m x 1.68m)

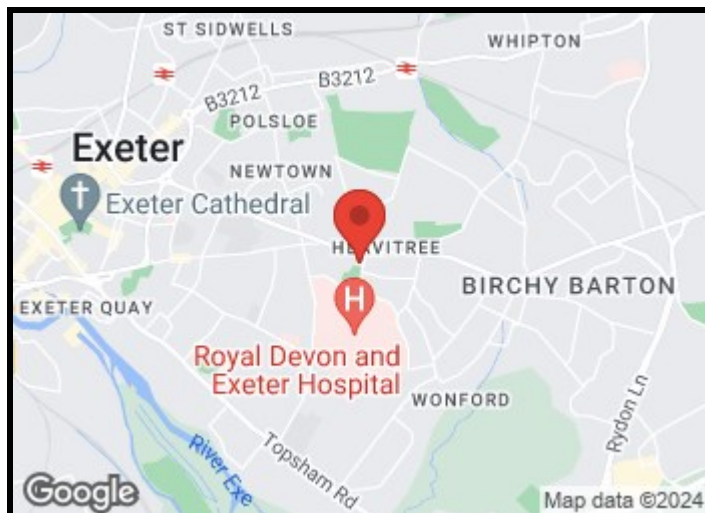
Lease - 125yrs from 1987

Service Charge - £183.00 PCM

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

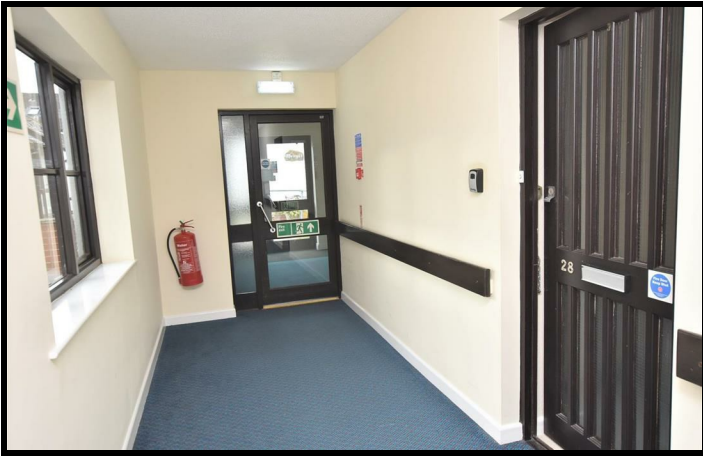
[Age Restriction and Pet Policy](#)

[Location Information](#)



## Directions

Travelling from the city centre proceed up Heavitree Road passing Waitrose on your left. Turn right at the traffic lights on to Barrack Road and head straight over the next traffic light junction. Take the next turning on your left for Haldon View Terrace and continue forward into Church Lane. Drop down the hill and take the next turning on your left onto Church Street. Continue up the hill and the car park entrance for the Maltings will be found on your left.



Communal Lounge

# Floor Plan



**Total area: approx. 55.1 sq. metres (592.7 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) <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>		77	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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
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