



Flat 57 Mowbray Court Butts Road, Heavitree, EX2 5TQ

This well maintained first floor apartment enjoys an excellent position at Mowbray Court, one of Exeter's most popular retirement developments boasting extensive and beautifully maintained communal grounds. Quietly tucked away, this delightful property comes with one double bedroom and picturesque views of the surrounding neighbourhood.

Mowbray Court is conveniently situated close to Heavitree's comprehensive shopping centre, bus stop and Heavitree Pleasure Park, arguably the most popular park in Exeter and now with vibrant café/community hub venue. This impressive retirement complex has the added attraction of a resident House Manager for added security and peace of mind, mobility scooter store, residents' car park and an excellent range of communal facilities.

Perfect for a single person or couple seeking independent yet secure living near local amenities and a regular bus service to and from the city centre.

Asking Price £110,000

Flat 57 Mowbray Court

Butts Road, Heavitree, EX2 5TQ



- Communal Reception Hall
- Kitchen
- Economy 7' Night Storage Heating
- Beautiful Communal Grounds
- Private Entrance Hall
- Double Bedroom
- uPVC Double Glazing
- Lounge/Diner
- Shower Room
- Emergency Pull Cords

Spacious Reception Hall

Lounge/Diner

19'5" x 6'9" (5.92 x 2.06)

Kitchen

8'5" x 7'7" (2.57 x 2.31)

Bedroom

13'6" x 5'2" (4.11 x 1.57)

Shower Room

6'10" x 5'7" (2.08 x 1.70)

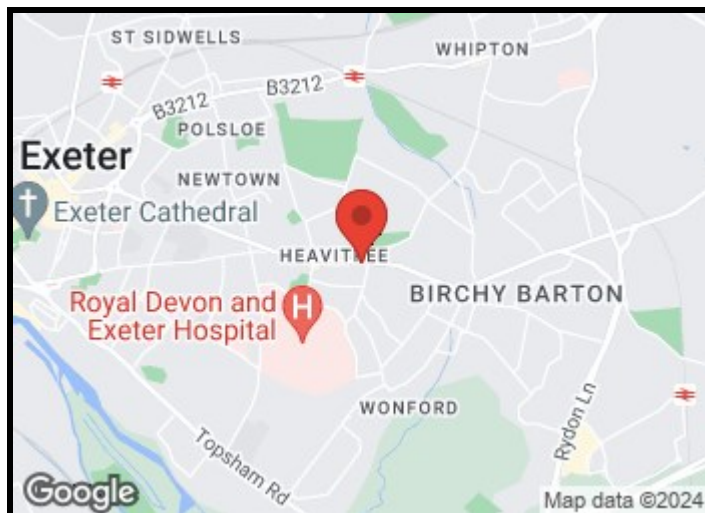
Mowbray Court Information

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

Ground Rent (£330 P.A.)

Lease Information (125 years from 2000)

Age Restriction Information

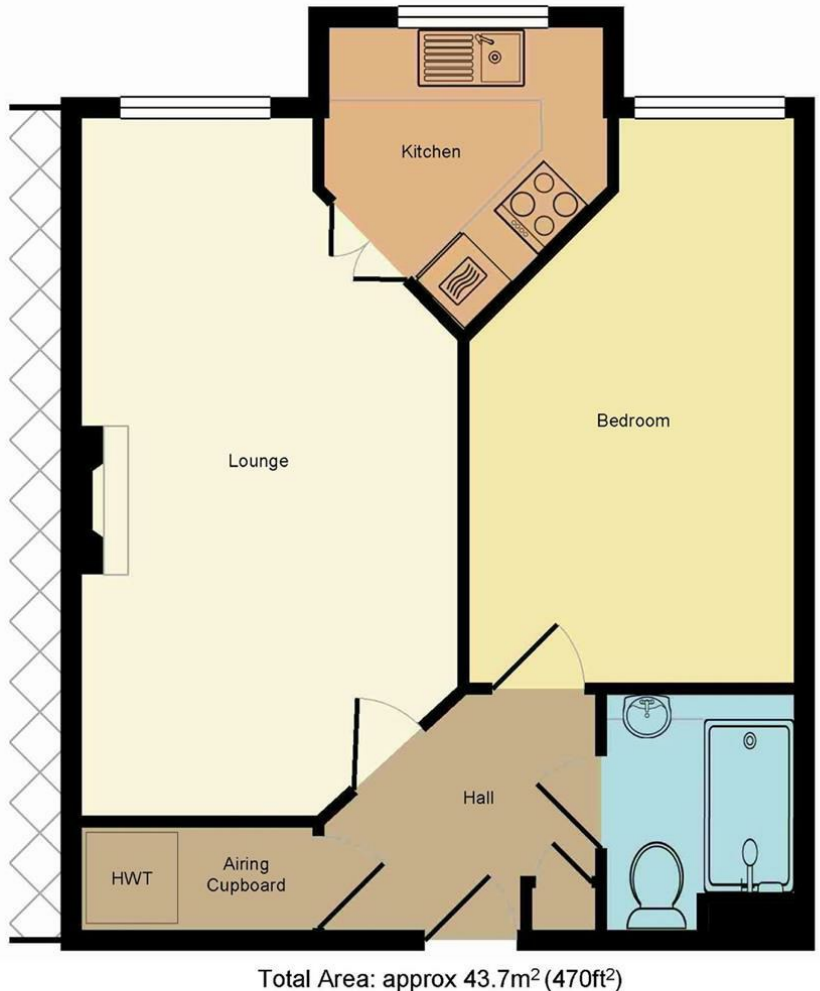


Directions

Travelling from the town centre proceed to the Paris Street roundabout and exit into Heavitree Road. Proceed up the hill passing the police station on your left and continue on forward and down through the centre of Heavitree passing Tescos express on your left. Turn right just beyond a set of traffic lights into Butts Road and turn almost immediately left into a private driveway for Mowbray Court. You will find the retirement complex at the end of this driveway. Council Tax Band: B



Floor Plan



Total Area: approx 43.7m² (470ft²)

Please note that whilst every attempt has been made to ensure 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.

Plan Produced by EPC Partners

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		75	79
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		