Flat 26, Meyer Court Butts Road
Exeter, EX2 5PW

A well presented 1 bedroom first floor apartment within one of Exeter's most popular McCarthy and Stone retirement developments conveniently situated close to Heavitree 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 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 & social events.

Asking Price £137,500

Flat 26, Meyer Court Butts Road

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- NO ONWARD CHAIN
- Kitchen
- Electric Heating & uPVC Double Glazing
- Communal Gardens & Residents' Car Park

- Private Entrance Hall
- Double Bedroom
- Emergency Pull Cords & Waist Height Power Sockets

- Lounge/Diner
- Shower Room
- Excellent Communal Facilities & Events

Private Entrance Hall

Ground Rent - £395 P.A.

Lounge/Diner
23'2" x 10'7" maximum (7.07m x 3.23m maximum)

Kitchen
7'7" x 7'0" (2.32m x 2.15m)

Bedroom
16'10" x 9'2" maximum (5.15m x 2.81m maximum)

Shower Room
6'10" x 5'6" (2.09m x 1.69m)

Outside

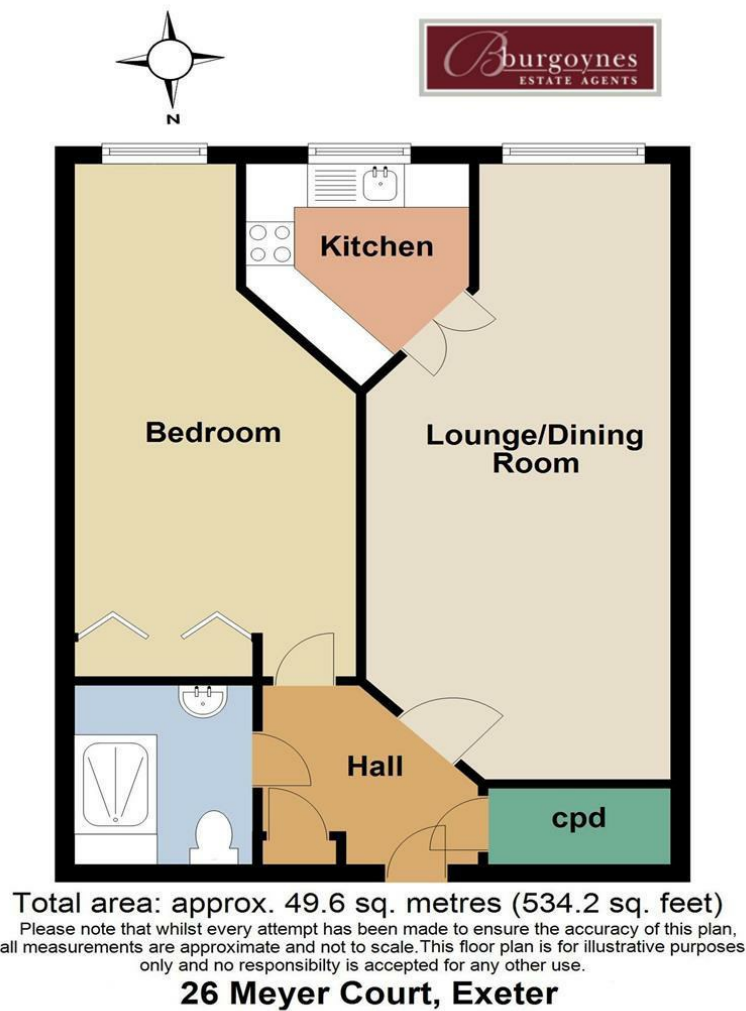### Information on Meyer Court

Lease Information

Service Charge £3,050. P.A.

Directions

Floor Plan

Total area: approx. 49.6 sq. metres (534.2 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.

26 Meyer Court, Exeter

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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