



15 Cleveland Court Grosvenor Place

Exeter, EX1 2JP

GUIDE PRICE: £85,000 - £90,000. A modernised and well appointed 1 bedroom ground floor flat forming part of a sought after retirement development in picturesque setting close to Belmont Park and easy walking distance of the city centre. This property has direct access to the rear walled communal grounds where the sighting of wildlife and the sound of bird song is a frequent occurrence. This particular development provides a much larger expanse of established communal gardens at the front of the building beyond the communal parking.

Guide Price £85,000

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- GUIDE PRICE: £85,000 - £90,000
- Lounge/Diner
- Electric Heating & uPVC Double Glazing
- Beautiful Communal Gardens & Residents'/Visitor Parking
- NO ONWARD CHAIN
- Well Appointed Kitchen
- Communal Lounge and Laundry Facilities
- Private Entrance Lobby
- Double Bedroom & Shower Room
- Exciting Retirement Opportunity

Entrance Hall

Lounge/Diner

19'3" x 9'8" (5.89m x 2.95m)

Kitchen

7'1" x 6'11" (2.18m x 2.13m)

Bedroom

14'9" x 8'0" (4.52m x 2.44m)

Shower Room

Service Charge - £220 PCM

Ground Rent - £50 PA

Lease Information

Resident Site Manager

Communal Parking/Grounds



Directions



Floor Plan



Total area: approx. 39.9 sq. metres (429.8 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.

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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.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	48
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	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