



Grosvenor Place | | Exeter | EX1 2JP

Price Guide £105,000


FRANCIS LOUIS
Residential

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Offered with no onward chain, this spacious and well-maintained two-bedroom retirement flat is located in the highly regarded Cleveland Court development in Exeter, designed exclusively for residents aged 60 and over. Set in peaceful surroundings with beautifully landscaped communal gardens, the property features a bright and generously sized living room with a charming bay-style window, a practical fitted kitchen, a wide hallway, a large main bedroom and a versatile second bedroom ideal for guests or a study. The bathroom has been recently upgraded to include a stylish and accessible walk-in shower. Residents benefit from secure entry, lift access, and a friendly, supportive community, all within easy reach of local shops, bus routes, healthcare services and Exeter city centre — making this an ideal home for those seeking a safe, quiet and independent lifestyle.

Entrance Hall

Enhances the sense of openness, with additional storage.

Kitchen

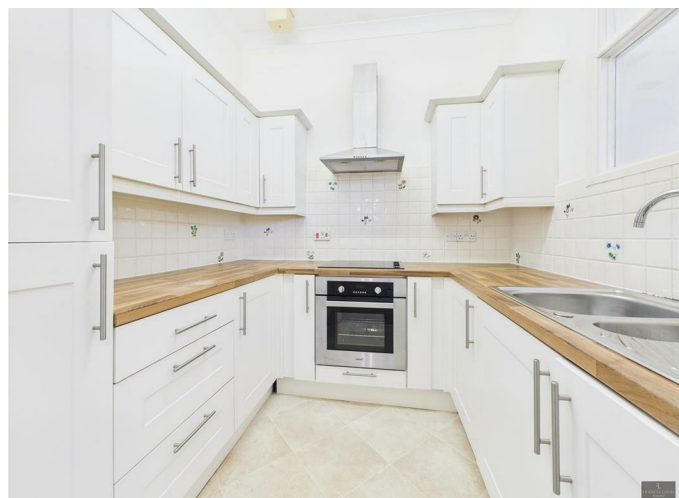
Compact and practical, ideal for easy everyday living. This kitchen has an induction hob with extractor, sink, as well as an integrated fridge/freezer.

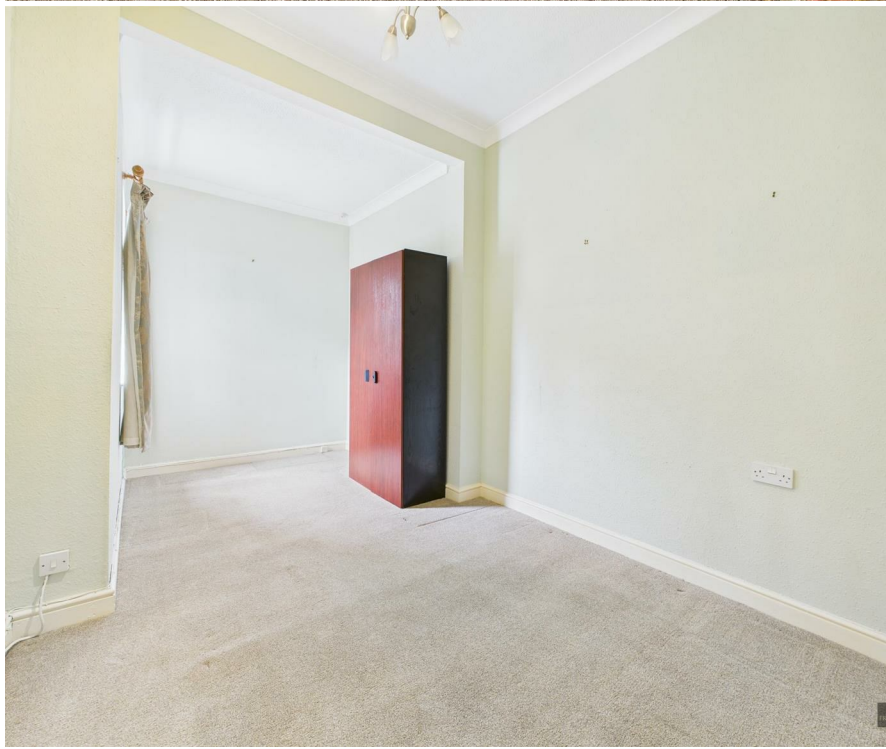
Bathroom

This bathroom is spacious and features a recently fitted, modern shower for comfort and accessibility.

Living Room

An extremely spacious, bright and inviting living space with a distinctive bay-style window for natural light and character.





Bedrooms

Bedroom 1 is a well proportioned area, with fitted storage and plenty of space for more.
Bedroom 2 is a bright space which is perfect for guests or as a hobby room or office.

Parking and communal grounds

The parking is on a first come first serve basis. The green communal spaces are lush and vibrant with nature. Enjoy the peaceful area out front of the property and listen to the birds!

Site Management

A resident site manager is available Mondays to Fridays 9.30am to 1.30pm and on-call beyond 1.30pm. A warden also lives on site. There is a personal alarm system in case you find yourself in need of help.

Lease and Service Charge

The property benefits from a lease extension of 161 years from 2017 with 153 years still remaining, expiry date 2178.
Service charge: £240/month
Ground Rent: £50/year

Agents Notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.



Approximate total area⁽¹⁾
640 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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