

3 Montpelier Court (Exeter)

62/64 St. Davids Hill, Exeter, Devon, EX4 4DP



PRICE: £99,950

Lease: 125 years from 1998

Property Description:

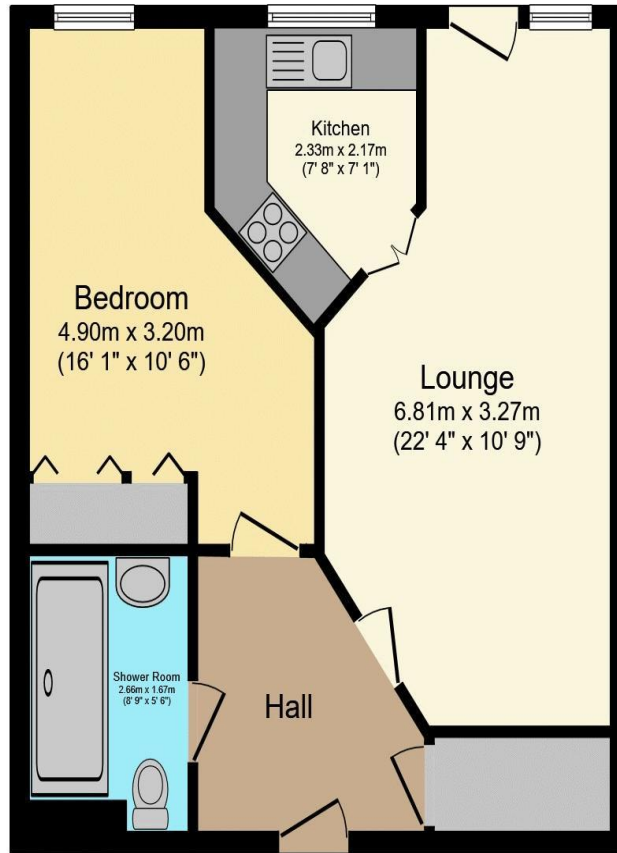
A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR WITH PATIO DOOR ACCESS

Montpelier Court set in the St David's district of Exeter, was constructed by McCarthy & Stone (Developments) Ltd and comprises 35 properties arranged over 4 floors served by a lift. The resident Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our property consultant if you require any information regarding Event Fees that may apply to this property.

- Residents' lounge
- Communal Laundry
- 24 hour Emergency Appello call system
- Video Door Entry System (linked to owners TV)
- Guest Suite and Lift to all floors
- Development Manager
- Minimum Age 55
- lease 125 years from 1998



**For more details or to make an appointment to view, please contact
Rachel Hazell**



Total floor area 50.8 m² (547 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	80
(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	

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For Financial Year Ending:

31/8/2025

Annual Ground Rent:

£615.46

Ground Rent Period Review:

2042

Annual Service Charge:

£3,611.78

Council Tax Band:

B

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.