



Connells

Montpellier Court St. Davids Hill
Exeter

Montpellier Court St. Davids Hill Exeter EX4 4DP



Property Description

This is a well presented 2 bedroom spacious retirement apartment with a lift built by McCarthy & Stone for the over 55's. It is in the city centre which is great for shops, restaurants and all amenities. The flat has lots of storage and an emergency alarm system. There is also residents parking and communal gardens. The accommodation comprises:- Communal lounge, communal laundry, guest suite, lift and stairs to 2nd floor, light and bright entrance hallway, lounge/diner, 2 bedrooms and shower room/WC.



Communal Entrance Hall

Communal Lounge

Communal Laundry Facilities

Entrance Hall

Intercom system, double glazed front aspect window, storage cupboard.

Living Room

10' 8" x 15' 5" (3.25m x 4.70m)
Double glazed rear and side aspect windows, night storage heater, emergency pull cord. Double doors to...

Kitchen

Irregular Shaped Room 5' 11" max x 7' 5" max (1.80m max x 2.26m)
Double glazed rear aspect window, wall and base units, work surfaces, stainless steel sink unit, electric oven, electric hob with extractor fan over, tiling, space for further appliance.

Bedroom 1

10' x 13' 7" (3.05m x 4.14m)
Double glazed rear aspect window, emergency pull cord,

Shower Room

Shower cubicle with mains shower, low level toilet, wash hand basin with cupboards below, tiling, emergency pull cord, extractor fan.

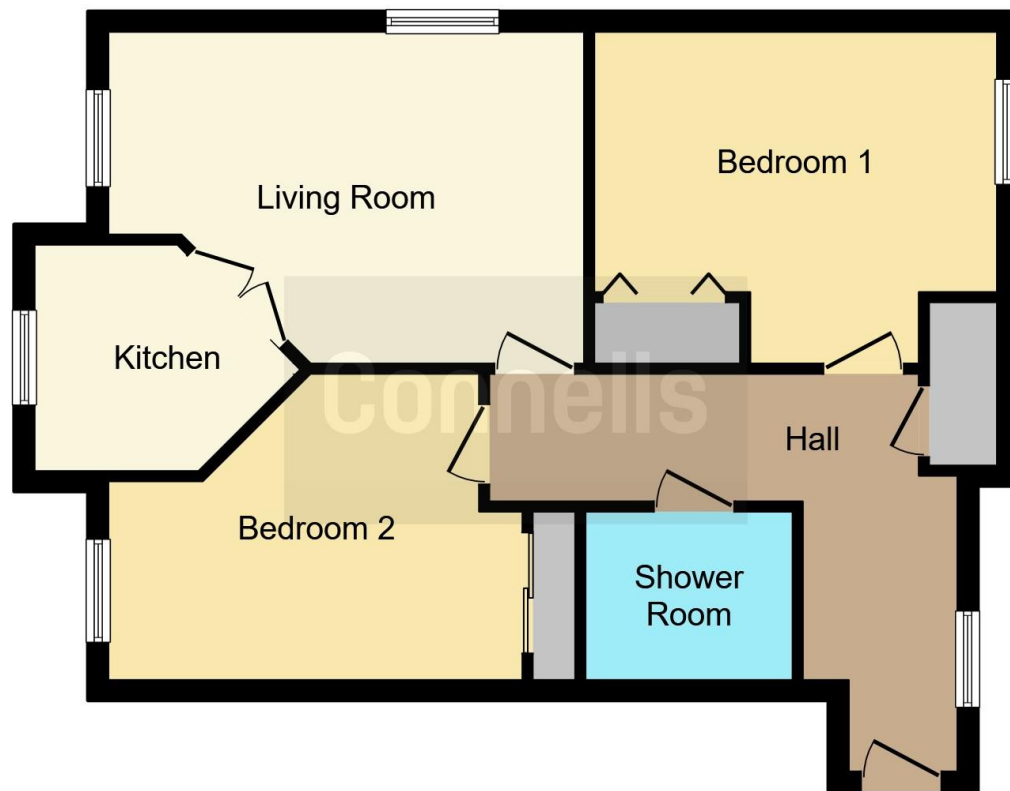
Bedroom 2

8' 5" x 13' 1" (2.57m x 3.99m)
Double glazed front aspect window, built-in mirrored wardrobes, drawers, bedside table, emergency pull cord.

Outside

Communal lawned gardens with seating areas, residents parking.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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8-9 South Street
 EXETER EX1 1DZ

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 5359.86

Ground Rent:
 713.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/EXR315056](https://www.connells.co.uk/Property/EXR315056)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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