



**Connells**

Cleveland Court Grosvenor Place  
Exeter



# Cleveland Court Grosvenor Place Exeter EX1 2JP



## Property Description

***A FIRST FLOOR RETIREMENT APARTMENT within this sought after development close to Belmont Park, local amenities and Exeter City Centre. There is also a residents communal lounge where you can socialise with other residents. Outside there are beautiful communal gardens and also residents parking area.***

***The property is offered with NO CHAIN. The accommodation comprises:- Communal entrance hallway, entrance hallway, lounge/diner, kitchen, bedroom and bathroom/WC.***



## Entrance Hall

Door to front. Intercom system, emergency pull cord, night storage heater.

## Living Room/ Kitchen

21' 1" x 9' 7" max ( 6.43m x 2.92m max )  
Double glazed rear aspect windows, night storage heater, wall and base units, work surfaces, tiling, space for fridge freezer, plumbing for washing machine, stainless steel sink unit, electric oven and hob, emergency pull cord.

## Shower Room

Double glazed obscured front aspect window, shower cubicle with electric shower, low level toilet, wash hand basin with cupboard below, shelves, tiling, heated towel rail.

## Bedroom

13' 5" to front of wardrobe x 7' 9" max ( 4.09m to front of wardrobe x 2.36m max )  
Double glazed rear aspect window, built-in mirrored wardrobe, emergency pull cord.

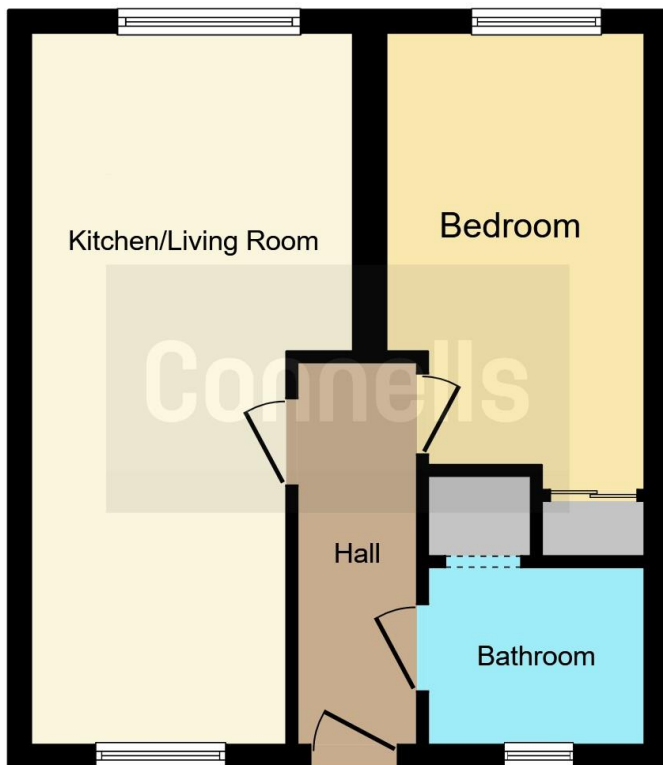
## Outside

Lawned communal gardens with seating areas. Atrium style communal garden with fish pond and a variety of flowers and plants.

**Council Tax Band: A**







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). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/EXR316583](http://connells.co.uk/Property/EXR316583)**

This is a Leasehold property with details as follows; Term of Lease 161 years from 17 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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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