



## Flat 11, Redvers House, Union Road, Crediton, EX17 3AW

Guide Price £70,000

## Flat 11

Redvers House, Union Road, Crediton

- South facing ground floor retirement apartment
- Double bedroom
- Shower room
- Living room
- Residents parking
- Communal areas, part time warden and lift

This south-facing sunny retirement apartment is found on the ground floor with easy access to the reception and High Street. Redvers House is centrally located with the High Street's shops & café's & bus transport links both close to hand.

The flat itself includes a living room with an opening through to the kitchen, a double bedroom (which has a wardrobe space) and the shower room. The property has uPVC windows to the front and side and electric radiators and is naturally warm and light due to its position on the front of the building.

There is a scheme manager regularly on site, emergency cords in most rooms, guest accommodation for family visits, a laundry area and limited parking to the rear. The property is leasehold and has a 125 year lease from 1985. The service charge is currently £290 pcm.





### Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Council Tax: A

Utilities: Mains electric, water, telephone & broadband

Fastest broadband speed within this postcode:

Ultrafast 1000mbps

Drainage: Mains drainage

Heating: Electric radiators

Listed: No

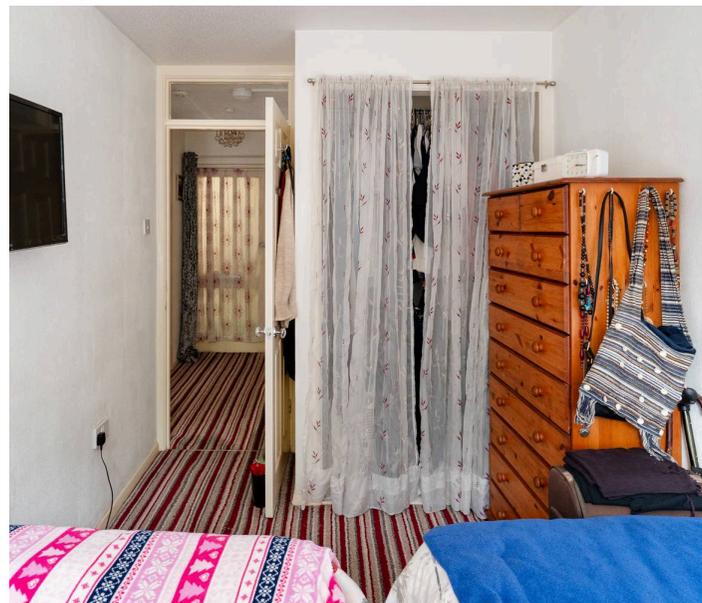
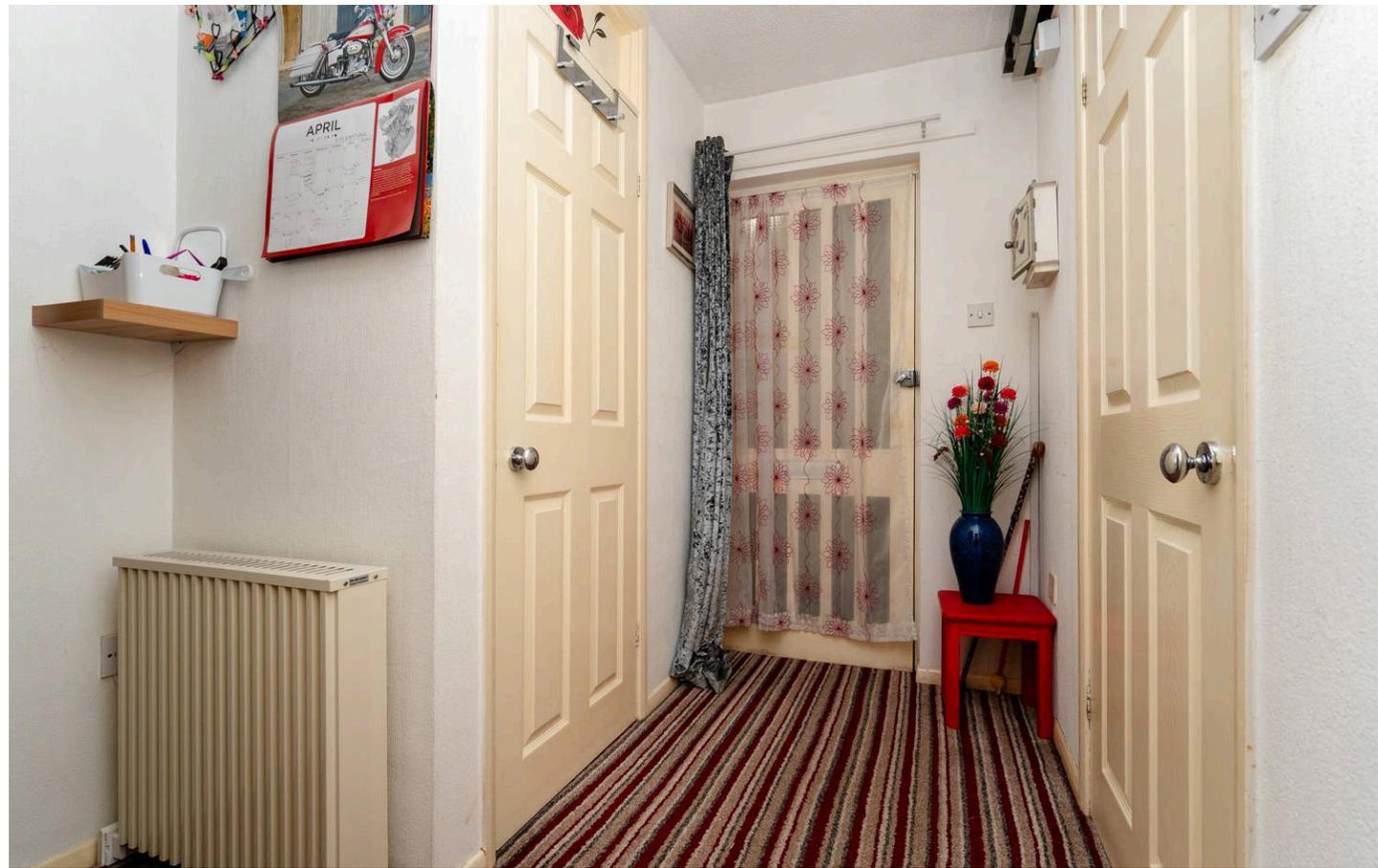
Conservation area: Yes

Tenure: Leasehold – 125 years from 1985, service charge is approx. £290.95 per month and residents must be at least 60 years old.

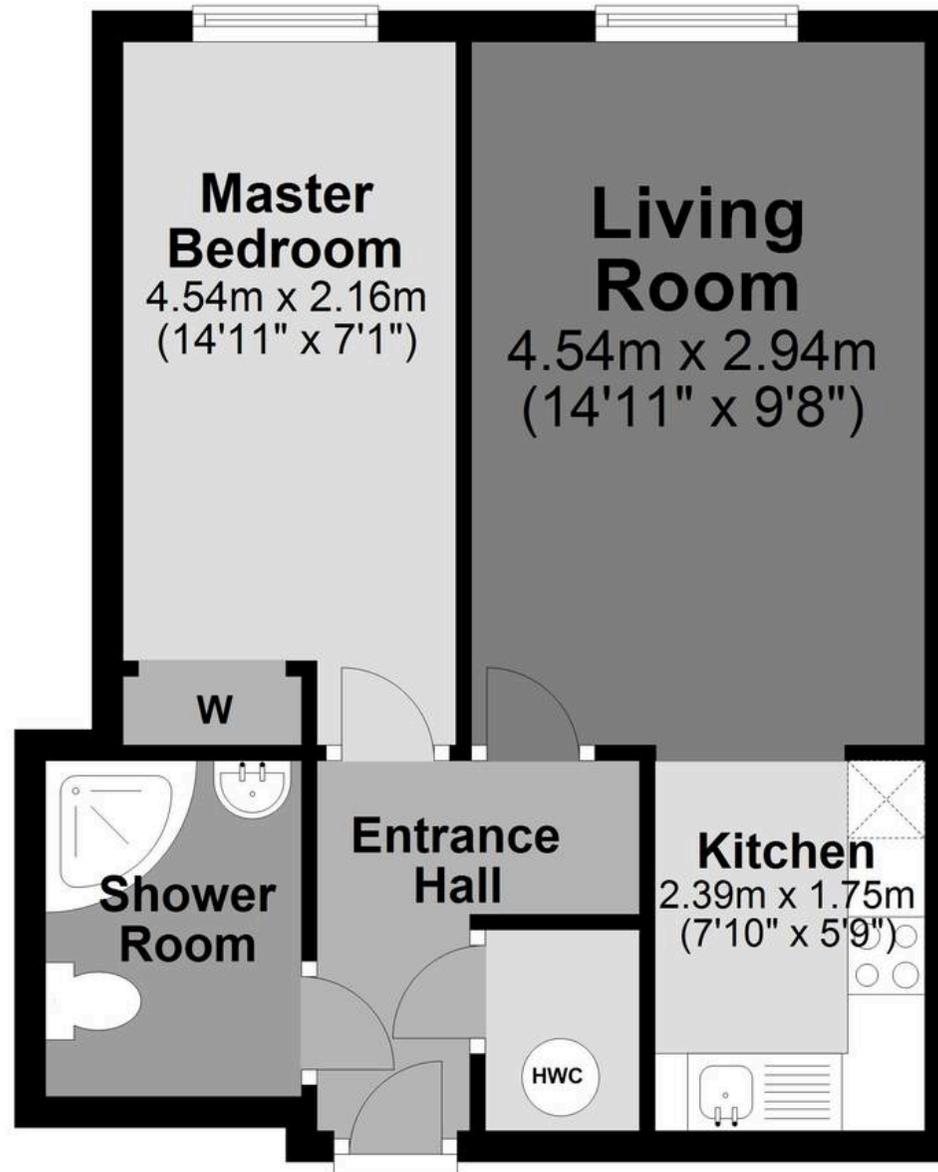
DIRECTIONS: Redvers House is located between Crediton High Street & the war memorial, on Union Road opposite the iron railings.



**CREDITON** is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities take place. The market square is also home to the town's twice-monthly farmer's market. The town has an equally significant past. It was originally the first Bishopric in Devon and the imposing Parish Church of The Holy Cross now stands where once stood Devon's first Saxon cathedral (909-1050AD). It is also the birthplace of Saint Boniface, one of the founding fathers of the Christian church in Europe. Easily commutable to Exeter and with two primary schools, a secondary school with sixth form as well as a wide range of necessary amenities, it's clear why the town is a firm favourite with locals and relocators alike.



# Ground Floor



**Flat 11 Redvers House, Crediton**



## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

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