



naomi j ryan
estate agents



Retirement Flat -
Retirement



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Electric Heating



None



Communal Gardens



Council Tax Band: B

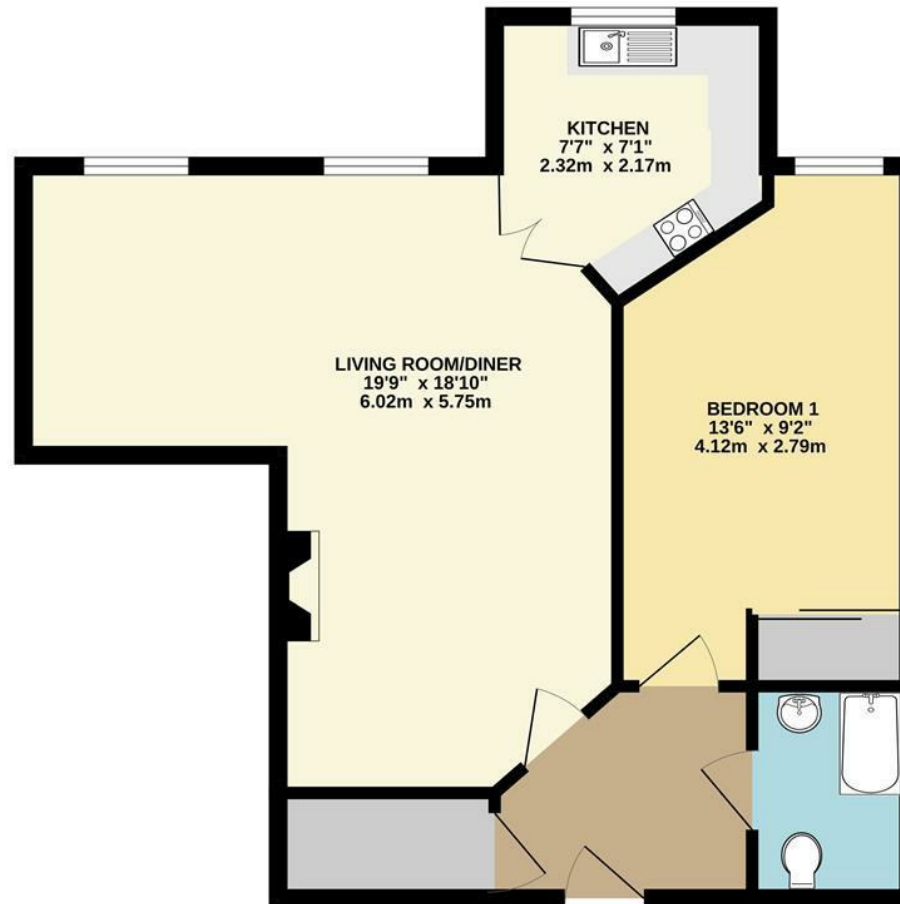
£80,000 Leasehold



St. Davids Hill,
St Davids, Exeter, EX4 4DP

www.naomijryan.co.uk

MONTPELLIER COURT



SUMMARY

A delightful one bedroom retirement apartment located within the popular residential area of St David's offered to the market for sale with no onward chain. Built by McCarthy & Stone the complex offers independent living for the over 55's. Residents can enjoy a communal lounge, well maintained gardens and laundry facilities. Montpellier Court is conveniently located within close proximity to Exeter's City Centre and St David's Train Station.

The apartment is reached via a secure communal entrance with access to the property via a lift or stairs. The accommodation comprises in brief, entrance hall with generous storage cupboard, spacious living room/diner enjoying views across the surrounding area, kitchen, double bedroom with fitted wardrobe and a bathroom with fitted with a walk in bath. Outside the property enjoys communal gardens.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale with no onward chain and recommend internal viewing.

LEASEHOLD INFORMATION

Length of Lease: 125 years from 1st July 1998

Annual Service Charge: £3,572

Annual Ground Rent: £614

Service Charge Review Period: TBC

Ground Rent Review Period: TBC

VIEWING ARRANGEMENTS

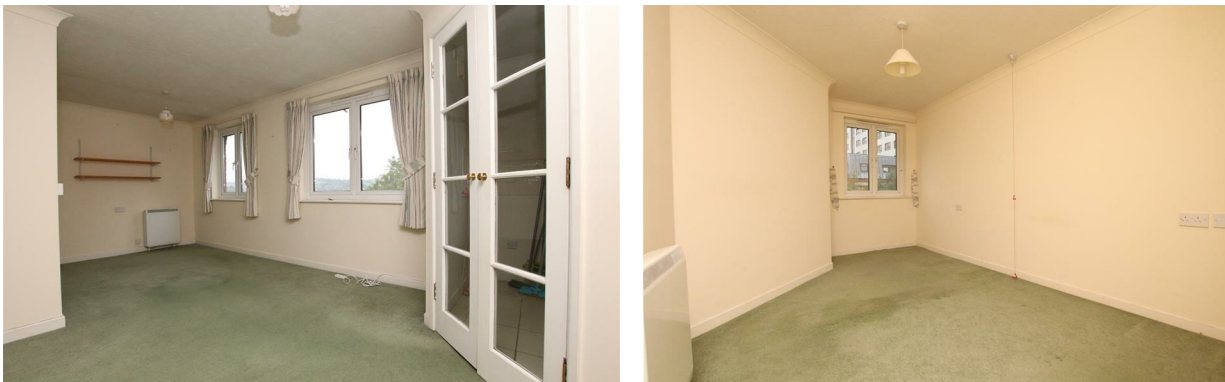
Strictly by appointment with Naomi J Ryan Estate Agents.

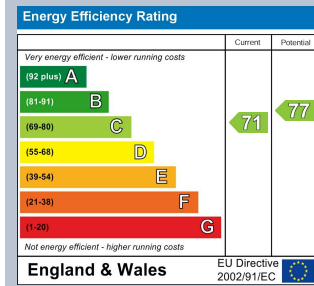
REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.



naomi j ryan
estate agents





 **naomi j ryan**
estate agents

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899