





Flat



Bedrooms: 2



Bathrooms: 1



oms: 1 Receptions: 1



Electric Heating



None



Communal



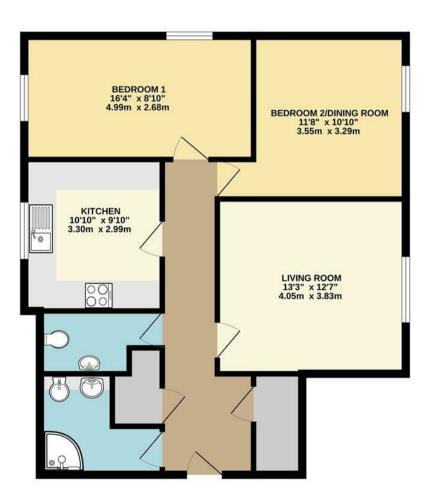
Council Tax Band: B

£142,500 Leasehold

39 The Maltings Church Street,

Heavitree, Exeter, EX2 5EJ

THE MALTINGS









SUMMARY

A well presented and generously proportioned two bedroom retirement apartment located within easy access of the wide range of amenities on Heavitree Fore Street. The apartment is positioned on the third floor and enjoys both lift and stair access. Communal facilities at The Maltings include residents lounge, laundry, landscaped gardens and communal parking.

The accommodation comprises entrance hall with a walk-in store, living room, modern fitted kitchen, two double bedrooms, one of which is currently used as a dining room, a WC and a shower room fitted with a corner shower cubicle, wash hand basin and bidet. Further features include electric heating and double glazing.

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

LEASEHOLD INFORMATION

Length of Lease: 125 years from October 1988

Annual Service Charge: £2,228 Annual Ground Rent: N/A

Service Charge Review Period: Annually in March

MATERIAL INFORMATION

Construction notes: Brick Heating. Electric Heating

Utilities: Connected to mains electric, water & drainage

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. https://checker.ofcom.org.uk

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.









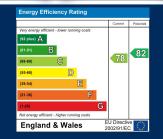








IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



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