

## 18 Montpelier Court, St. Davids Hill, Exeter, EX4 4DP



An unusually spacious one bedroom first floor apartment for the over 60's with generous accommodation comprising: entrance hall, living room, separate dining area, kitchen, bedroom with built-in wardrobes and shower room. Offered for sale in excellent condition and benefits from communal areas, laundry room and over night guest accommodation.

**Offers in the Region of £110,000 Leasehold DCX02329**

# 18 Montpellier Court, St. Davids Hill, Exeter, EX4 4DP

The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Access via solid wood front door with doors to the lounge, bedroom, shower room and a large storage cupboard. Cove ceiling, telephone intercom point.

### Lounge 19' 9" x 10' 7" (6.019m x 3.228m)

Rear aspect uPVC double glazed window. Television point, telephone point, cove ceiling, electric wall mounted heater. Glass doors leading through to the kitchen and opening through to the dining room.



### Dining Room 8' 3" x 7' 10" (2.518m x 2.392m)

Rear aspect uPVC double glazed window. Cove ceiling and electric over night storage heater.



### Kitchen 7' 8" x 7' 1" (2.327m x 2.160m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with single drainer. Roll edge work surfaces, part tiled walls, integrated oven and hob with extractor fan above, further appliance space. Wall mounted heater and cove ceiling.



### Bedroom 13' 7" x 9' 3" (4.141m x 2.821m)

Rear aspect uPVC double glazed window. Double built in wardrobe with hanging space and shelving, further storage cupboards, cove ceiling, telephone point and electric night storage heater.



### Shower Room

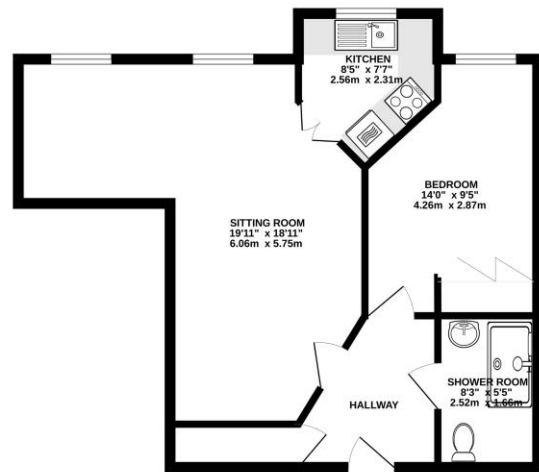
Three piece suite comprising of a walk in shower cubicle, low level WC, wash hand basin with mix tap and storage below, part tiled walls, extractor fan and electric wall mounted heater.



### Tenure

Leasehold 125 years from 1 July 1998 Lease Term Remaining 98 years Ground rent is £307.73 every six months, Service charges are every six months. The annual figure currently is £3573.24 in total. Warden of Montpellier: 01392 210438 Service charge includes; Live in on site concierge / warden. Building maintenance Garden and Gardener Water rates Laundry Building insurance

GROUND FLOOR  
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 529 sq.ft. (49.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing information, the measurements of areas, volumes, masses and other data are approximate and are not intended to be used as a basis for any legal proceedings. The actual measurements and other data shall be taken from the original plans and drawings. Made with Metamax 0220

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

# Energy performance certificate (EPC)

Flat 18 Montpellier Court St. Davids Hill EXETER EX4 4DP	Energy rating <b>B</b>	Valid until: <b>31 July 2034</b>
		Certificate number: <b>8134-8523-5400-0229-0272</b>

Property type	Mid-floor flat
Total floor area	47 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: