

49 Isabel Court, Cowick Street, St Thomas, Exeter, EX4 1FL



A spacious one bedroom retirement apartment set in the prestigious development of Isabel Court, St Thomas. The flat boasts a spacious balcony to the front with a lovely view overlooking the church, and the internal accommodation briefly consists of an entrance hallway, a good-sized reception room, kitchen, a double bedroom and a bathroom. Situated on the top floor, the apartment enjoys use of the lift and all the communal facilities, with the laundry and refuse room located on the ground floor, and a residents' lounge in the main section of Isabel Court. There is also a pull-cord alarm system, a non-resident manager and communal gardens to the rear. The convenient location offers a range of nearby amenities including the many shops, cafes and convenience stores along Cowick Street, as well as a number of churches, GP surgeries, dentists etc. Sold with no onward chain, this lovely flat would make an ideal home for anyone over the age of 55 years and we highly recommend internal viewing.

Offers in the Region of £220,000 Leasehold DCX02509

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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 and Shower Room. Large storage cupboard. Telephone Intercom System. Loft Hatch.

Lounge 16' 9" x 10' 8" (5.097m x 3.260m)

Side aspect uPVC double glazed window. Television point. Telephone point. Wall mounted radiator. Part glazed door through to the kitchen. uPVC double glazed front aspect door leading to the balcony with stunning views.



Kitchen 6' 1" x 7' 4" (1.851m x 2.245m)

Rear aspect uPVC double glazed window with view over the communal park. Beautifully fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces, part tiled walls. Integrated oven and hob with extractor fan above. Integrated Fridge and Freezer. Tiled flooring. Extractor fan.



Master Bedroom 13' 9" x 9' 2" (4.196m x 2.790m)

Front aspect uPVC double glazed windows with stunning views. Built in double wardrobe with hanging space and shelving. Telephone point. Electric wall mounted heater.



TOTAL: 54.3 m² (585 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), roomings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Powered by www.propertybox.co.uk

Shower Room

Three piece re-fitted suite comprising shower cubicle with rain water shower, low level WC, wash hand basin with mixer tap and storage below. Spot lighting. Wood effect flooring. Heated towel rail.



Communal Areas

Isabel Court benefits from a number of communal areas including a laundry room, a residents' lounge and guest facilities as well as communal gardens.

Lease Information

Lease Length: 125 year lease from 2011

Service Charge: £2,577.36pa

Ground rent: £425

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.

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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.

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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Energy performance certificate (EPC)

49 Isabel Court Cowick Street EXETER EX4 1FL	Energy rating C	Valid until: 5 December 2031
		Certificate number: 0475-3911-8202-8699-8200

Property type	Top-floor flat
Total floor area	42 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 C. 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		85 B
69-80	C	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: