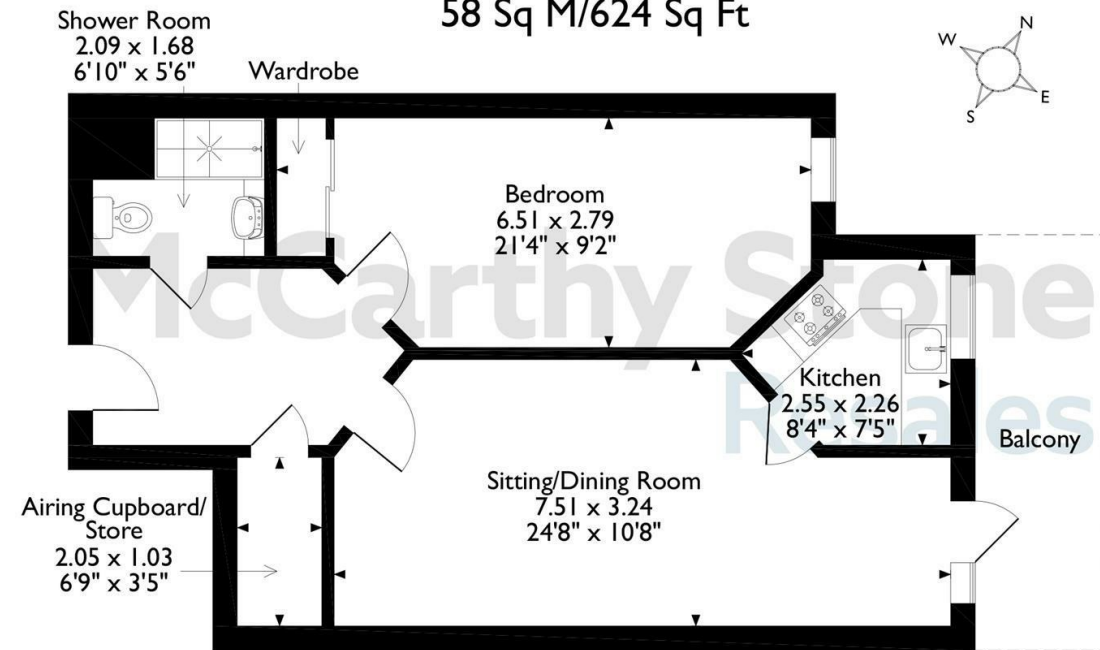


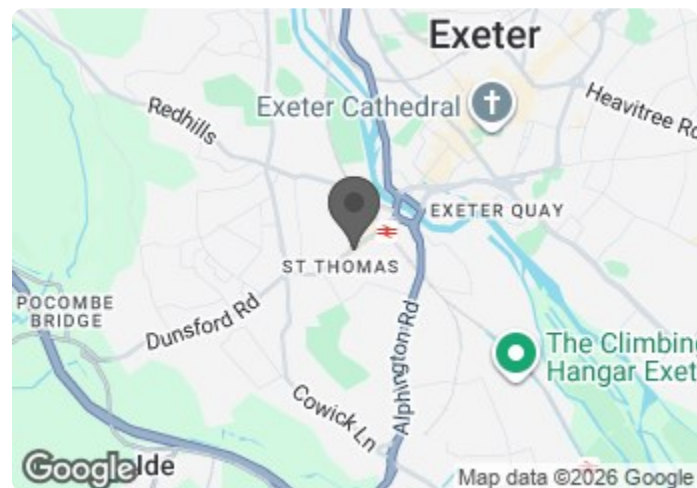
35 Isabel Court, Cowick Street, Exeter, Devon
Approximate Gross Internal Area
58 Sq M/624 Sq Ft



Level 2 Flat

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
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Registered in England and Wales No. 10716544



35 Isabel Court

Cowick Street, Exeter, EX4 1FL



Asking price £250,000 Leasehold

Second floor, one bedroom retirement apartment with a walk out balcony offering a lovely outlook over the gardens and St Thomas Pleasure Grounds.

Pet Friendly *Energy Efficient*

Call us on 0345 556 4104 to find out more.

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Isabel Court, Cowick Street, Exeter

1 Bed | £250,000

Isabel Court

Completed in early 2012, Isabel Court is a wonderful development of private apartments built by award-winning developers McCarthy Stone. Specifically designed for 'Retirement Lifestyle' for those over 55 years of age, the development enjoys a host of facilities for the benefit of home owners including; a super communal lounge, a lift service all floors, mobility scooter store, laundry room and a landscaped garden backing onto the adjacent St. Thomas Park. Further peace-of-mind is found in the service provided by the excellent House Manager who oversees the smooth running of the development. There is also a 24-hour emergency call system in the apartments and communal areas. A guest suite is available for family and friends, for which a small charge per night is made.

It's so easy to make new friends and to exercise both body and mind at Isabel Court; there are always plenty of regular activities to choose from including; coffee mornings, games and quiz nights, seasonal and themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

The Local Area

Isabel Court is located on an active suburban Street with a plethora of shops (a Tesco Express is adjacent to the development), restaurants and bars, hairdressers, health centre and so many other useful amenities. Bus routes are located outside the development whilst Exeter St Thomas rail station is at the Eastern end of Cowick Street less than a quarter of a mile away.

Exeter has a real sense of individuality, its varied cultural scene is embraced by proud locals, and the diverse mix of eateries means it is renowned as one of the foodie capitals of the South West. Head to the West Quarter or the cobbled Gandy Street to discover great mix of independent shops and boutiques, cafes and bars.

When it comes to culture Exeter is renowned in the south west for its independent arts scene. It is also firmly on the map as a destination for top sporting events and music. A good mix of independent venues such as the Exeter Phoenix, and large venues such as nearby Powderham Castle play host to a packed calendar of events and festivals throughout the year.

In Exeter we love the outdoors. The city's location in the heart of Devon, surrounded by miles of countryside and close to the World Heritage Jurassic Coast, means there are plenty of opportunities for adventure. This is the perfect place to try a new activity, or simply relax and enjoy the stunning scenery.

No.35

No.35 is situated on the second floor of this popular development and the generous size living room has a walk out balcony overlooking the gardens and St Thomas Pleasure Grounds. The kitchen is well equipped with integrated appliances and the double bedroom has a fitted wardrobe. The bathroom has a double length

shower cubicle, and there is a good size walk in storage cupboard off the entrance hall.

Entrance Hallway

Having a solid Oak veneered entrance door with spy-hole. Wall mounted security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door, along with an emergency pull cord. Airing cupboard with light and shelving housing the Gledhill water cylinder supplying domestic hot water, and concealed 'Vent Axia' heat exchange system. A feature glazed panelled door leads to the living room.

Living Room

A lovely welcoming room with a double-glazed French door and matching side panel opening to the walk out balcony with a lovely outlook over the gardens and St Thomas Pleasure Grounds. Two Dimplex electric panel heaters. A feature glazed panelled door leads to the kitchen.

Balcony

With an outlook over the communal gardens and St Thomas Pleasure Ground, this is a lovely place to sit out and relax.

Kitchen

With a double-glazed window with a lovely leafy outlook. Range of 'maple effect' fitted wall and base units with contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed hob with stainless steel chimney extractor hood over, waist height oven and concealed fridge and freezer. Extensively tiled walls and tiled floor.

Double Bedroom

Double-glazed window. Fitted wardrobe with hanging rail, shelving and mirror-fronted sliding doors. Electric panel heater.

Shower Room

White suite comprising; double length shower cubicle, low-level WC, vanity unit with inset wash-basin with cupboards below and mirror with strip light and shaver point above. Fully tiled walls and floor, electric wall heater, electric heated towel rail and emergency pull cord.

Parking

Parking is available by annual permit (subject to availability) at a cost of £250 per annum.

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,714.22 per annum (for financial year ending 31/03/2027)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to . (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Leasehold

Lease: 125 Years from the 1st June 2011

Ground Rent: £425 per annum

Ground rent review date: June 2026

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Additional Information & Services

- Superfast Fibre broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

