Burgoynes
ESTATE AGENTS









Flat 2 The Maltings Church Street

Heavitree, Exeter, EX2 5EJ

A RETIREMENT GEM IN THE HEART OF HEAVITREE. A rare and exciting opportunity has arisen to acquire this well-appointed one-bedroom ground-floor apartment, conveniently positioned just moments from local shops, a bus stop and the Anglican parish church of St Michael & All Angels.
Forming part of a popular retirement complex in the heart of Heavitree, this particular apartment is ideally situated as the first property encountered beyond the main entrance foyer. The property further benefits from the comfort and convenience of uPVC double glazing and electric heating, helping to ensure a warm and comfortable home throughout the year.

The Maltings is a sought after retirement development in a very convenient location with well maintained communal grounds. Perfect for those seeking independent living in a secure and friendly environment. This particular development has the added attraction of being situated in the centre of Heavitree close to local shops, amenities, church, health centre and a bus stop providing a regular service to and from the city centre.
Life is for living..... The Maltings will help you live it to the full. Key communal features include attractive south-west facing communal grounds and patio, lift or stairs to all floors, residents' lounge with kitchen area, laundry room, day time house manager, intercom entry system, intruder alarm and 24 hour ‘careline’ (emergency pull cords fitted in all apartments).

Strong interest anticipated and early viewings highly recommended.

Fixed Asking Price £109,500

Flat 2 The Maltings Church Street

Heavitree, Exeter, EX2 5EJ

1 1 1 D

- NO ONWARD CHAIN
- Double Bedroom (built-in wardrobes)
- Attractive Communal Grounds
- Very Close to Shops & Bus Stop
- Private Entrance Hall
- Spacious Shower Room
- Resident Manager
- Lounge/Diner, Modern Kitchen
- Electric Heating & uPVC Double Glazing
- Residents' Car Park

Entrance Hall

Lounge/Diner

12'4" x 11'11" (3.76m x 3.65m)

Kitchen

7'10" x 7'7" (2.39m x 2.32m)

Bedroom 1

12'5" x 9'3" (3.79m x 2.84m)

Shower Room

7'8" x 6'11" (2.35m x 2.11m)

Communal Grounds

Lease 125yrs from 1987.

Service Charge - £199.84 PCM

Age Restriction and Pet Policy - More info online



Directions

















Floor Plan

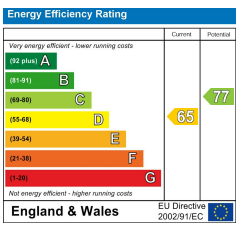


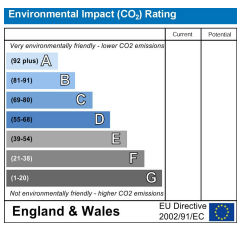
Total area: approx. 40.9 sq. metres (440.8 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibilty is accepted for any other use.

2 The Maltings, Exeter

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





82 Fore Street, Heavitree, Exeter, EX1 2RR
Tel: 01392 499823 **Email:** property@burgoynesestateagents.co.uk