



The Maltings Church Street Heavitree, Exeter, EX2 5EJ

An exciting opportunity to acquire this surprisingly spacious and well modernised 2 bedroom top floor apartment with impressive view over the Anglican local parish church of St Michael & All Angels' and grounds. Forming part of a popular retirement complex in the centre of Heavitree, this well appointed apartment enjoys one of the best positions in the development and easy access to the main entrance leading to local shops, amenities and bus stop some 200 yards away. The property is conveniently situated close to a lift and benefits from the home comforts of uPVC double glazing and electric programmable heaters ensuring warmth and energy efficiency 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).

Internal viewings highly recommended.

Asking Price £127,500

The Maltings Church Street

Heavitree, Exeter, EX2 5EJ



- NO ONWARD CHAIN
- 2 Bedrooms
- Attractive Communal Grounds
- Close to Shops and Bus Stop
- Lounge/Diner
- Bathroom
- Resident Manager
- Modern Kitchen
- Electric Heating & uPVC Double Glazing
- Residents' Car Park

Private Entrance Hall

8'8" x 6'11" (2.65m x 2.11m)

Lease 125yrs from 1987. More info

online

Lounge/Diner

14'7" x 12'4" (4.46m x 3.78m)

Age Restriction and Pet Policy - More

info online

Kitchen

13'0" x 6'9" (3.97m x 2.07m)

Bedroom 1

13'5" x 9'1" (4.11m x 2.77m)

Bedroom 2

9'8" x 7'1" (2.95m x 2.16m)

Shower Room

7'9" x 6'9" (2.37m x 2.06m)

Communal Grounds

Service Charge - £183 PCM



Directions



Communal Patio and Gardens

Floor Plan



Total area: approx. 56.2 sq. metres (605.3 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 responsibility is accepted for any other use.

Flat 23, 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			79
(92 plus)	A		
(81-91)	B		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	