



Flat 32 Meyer Court Butts Road Heavitree, Exeter, EX2 5PW

MOTIVATED SELLER, PRICED TO SELL! A rare opportunity to acquire this extra spacious 1 bedroom first floor retirement apartment at one of Exeter's most popular McCarthy and Stone retirement developments. This well-appointed property comes with the added bonus of an open-plan dining/study/hobbies room lying just off the sizeable lounge/diner and linking well with the kitchen.

The flat enjoys a delightful position, offering attractive views across the communal grounds from windows that attract plenty of natural light and create a warm, inviting atmosphere. The property is equipped with uPVC double glazing and electric heating, ensuring a comfortable living environment throughout the year.

Meyer Court is ideally located within easy reach of Heavitree shopping centre, local bus services, and the picturesque Heavitree Pleasure Park, which comes with vibrant café/community hub venue and is currently undergoing exciting developments, including a new splash pad, water features and enhanced play facilities.

The complex itself offers a range of communal amenities, including a resident House Manager for added security, a mobility scooter store, and a residents' car park, fostering a sense of community and support among residents.

Asking Price £112,500

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- NO ONWARD CHAIN
- Study Area/Hobbies Room
- Electric Heating & uPVC Double Glazing
- Communal Gardens & Residents' Car Park
- Private Entrance Hall
- Well Fitted Kitchen
- Emergency Pull Cords & Waist Height Power Sockets
- Lounge/Diner
- Double Bedroom & Shower Room
- Excellent Communal Facilities & Events

Reception Hall

Lounge/Diner

22'10" x 10'8" (6.96m x 3.26m)

Study Area/Hobbies Room

7'2" x 5'10" (2.20m x 1.78m)

Kitchen

8'5" x 7'7" (2.57m x 2.33m)

Bedroom

17'4" x 9'3" (5.29m x 2.83m)

Shower Room

6'9" x 5'6" (2.08m x 1.70m)

Communal Grounds

Residents' Car Park

Information on Meyer Court

Lease Information - 125 years from 2007

Service Charge £3,050. P.A.

Ground Rent - £395 P.A.

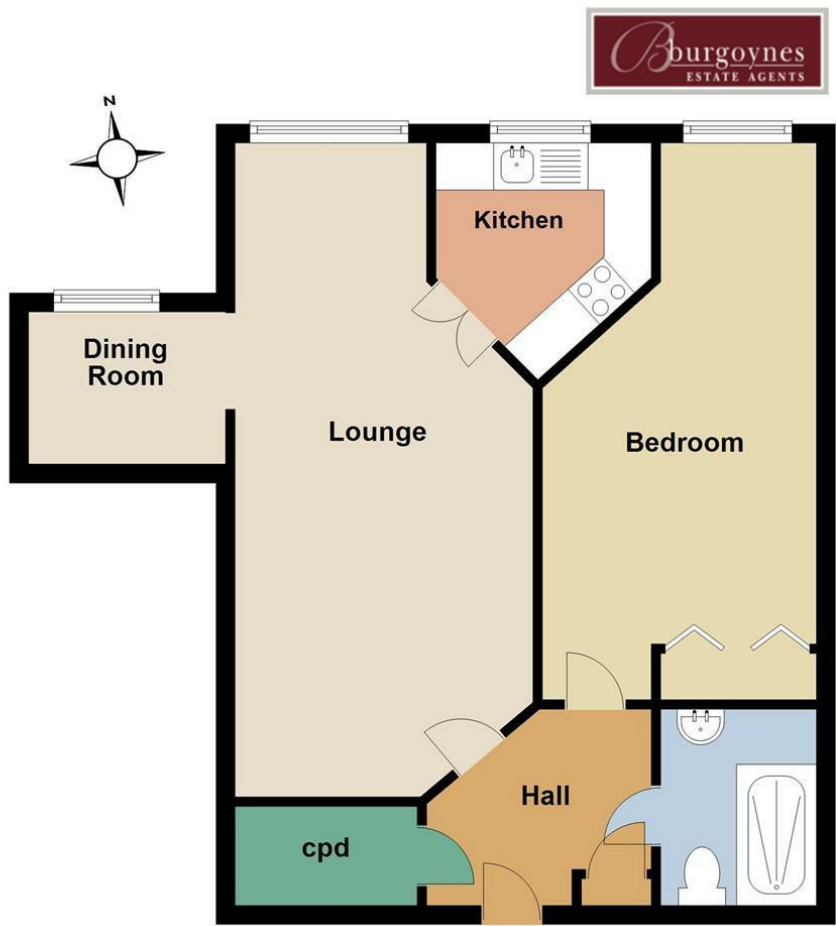
Cathedral City of Exeter



Directions



Floor Plan



Total area: approx. 53.0 sq. metres (570.9 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.

32 Meyer Court, Exeter

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