



Flat 4, Meyer Court Butts Road

Heavitree, Exeter, EX2 5PW

An exciting opportunity to acquire this well presented 1 bedroom ground floor apartment with door from lounge/dining room opening onto an east facing patio and communal grounds. The property is located at one of Exeter's most popular McCarthy and Stone retirement developments conveniently situated close to Heavitree shopping centre, bus stop and Heavitree Pleasure Park, arguably the most popular park in Exeter and now with vibrant café/community hub venue. This impressive retirement complex has the attraction of a resident House Manager for added security and peace of mind, well maintained communal gardens with seating area and pergola, mobility scooter store, residents' car park, and an excellent range of communal facilities & social events.

Asking Price £120,000

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

Reception Hall

7'10" x 6'11" (2.40m x 2.11m)

Shower Room

6'10" x 5'6" (2.10m x 1.69m)

Bedroom

17'5" x 9'2" (5.31m x 2.80m)

Lounge/Diner

19'2" x 10'9" (5.85m x 3.29m)

Kitchen

8'10" x 7'8" (2.70m x 2.35m)

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

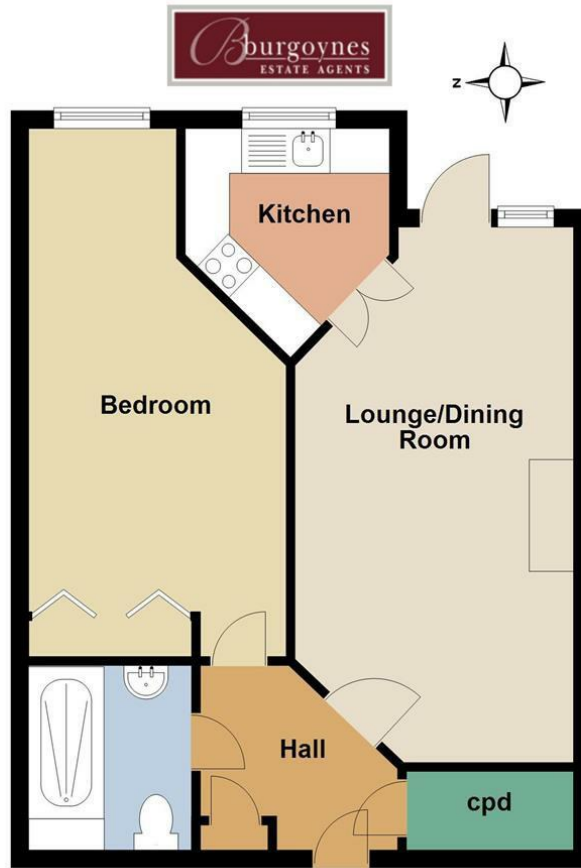


[Directions](#)





Floor Plan



Total area: approx. 47.3 sq. metres (509.6 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.

4 Meyer Court, 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 firm's 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			
(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		81	82
	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		