



**St Davids Road, Exeter, EX4 4DP**

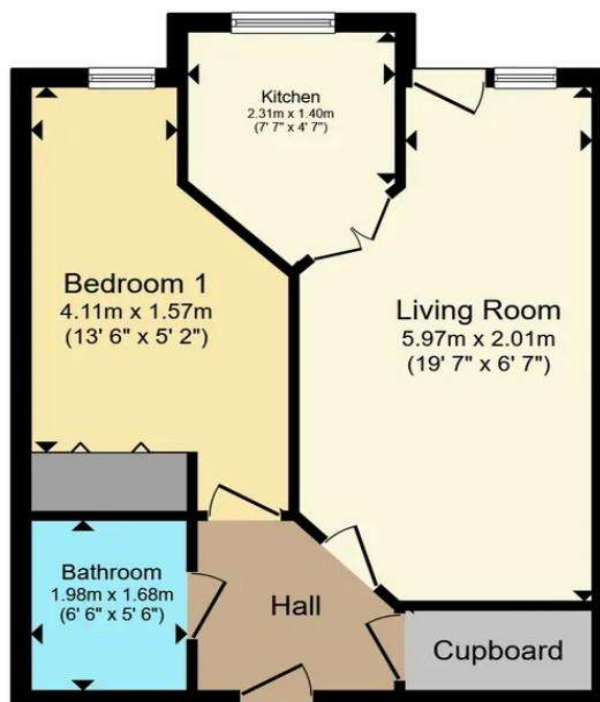
**O.I.E.O £70,000 L/H**



A superb one bedroom second floor warden assisted retirement flat in the popular McCarthy and Stone built, Montpellier Court. Situated on the most sought-after side of the block with stunning views across Exeter. This property is sold with no onward chain and is for the over 55's. There is a gorgeous, private communal garden and parking to the rear. The block is within walking distance of historic Exeter city centre, fantastic rail and bus services as well as Exeter City Hospital close by. No onward chain

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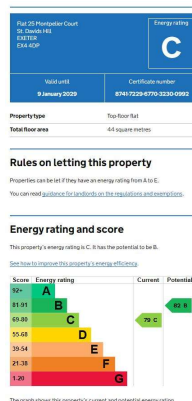
### FLOOR PLAN



Total floor area 43.5 m<sup>2</sup> (469 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

### EPC



#### LEASE:

125 years from 1998

#### MAINTENANCE:

£3,848.34 per annum

#### GROUND RENT:

£615.00 per annum

#### COUNCIL TAX BAND:

B - Exeter City Council

#### VIEWINGS:

By appointment with the clients selling agents,  
Nevin & Wells Residential on 01784 437 437 or visit  
[www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.