



SOUTHGATE

ESTATES



8 Montpelier Court,

St. Davids Hill, Exeter, EX4 4DP

£150,000



Two Bedrooms, Retirement Apartment, Communal Gardens & Parking, Well-Presented, Minimum Age Restriction, Ground Floor

Positioned within the prestigious retirement development of Montpelier Court (consisting of 35 flats constructed by McCarthy & Stone), this ground floor apartment is situated in the popular area of St Davids and is offered with no onward chain. The central location is ideal, providing easy access to all that Exeter's historic Cathedral city centre has to offer: it's many shops; restaurants; world-class Museum; Library and recreational green spaces. With good regional and local train and bus services in and out of the city. Exclusively available to residents over the age of 55, the development itself benefits from a residents' car park, a site manager, a 24 hour Careline system, a communal lounge, laundrette and a guest suite available for visitors. There is also a lift to each floor.



The flat's well-presented accommodation consists of an entrance hallway, a spacious living room with access to the communal gardens, a newly-fitted kitchen, shower room, and two double bedrooms.



Accommodation

The front door opens to the entrance hallway which features a window to the front aspect, and access to each of the internal rooms. There are also two built-in cupboards, one housing the hot water cylinder with shelving and storage space, and the other containing the electric meter. The living room has the advantage of a door opening directly out to the rear section of the communal gardens, with space for seating. There is also a window to the side aspect, and double doors opening to the recently fitted kitchen, providing a range of matching wall and base units, with fitted worktops incorporating a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Appliances include an eye-level oven with a microwave setting, a separate two burner electric hob, and space for a tall fridge freezer. A window faces the rear aspect. The two double bedrooms are both well-proportioned, with the master bedroom featuring a built-in mirrored wardrobe, plus a window to the front aspect looking out to the communal gardens, and bedroom two offering a window to the rear, also with a pleasant aspect. Finally, the shower room comprises a close coupled WC, a wash basin with a vanity unit below, and a large shower cubicle.

Communal Areas, Gardens & Parking

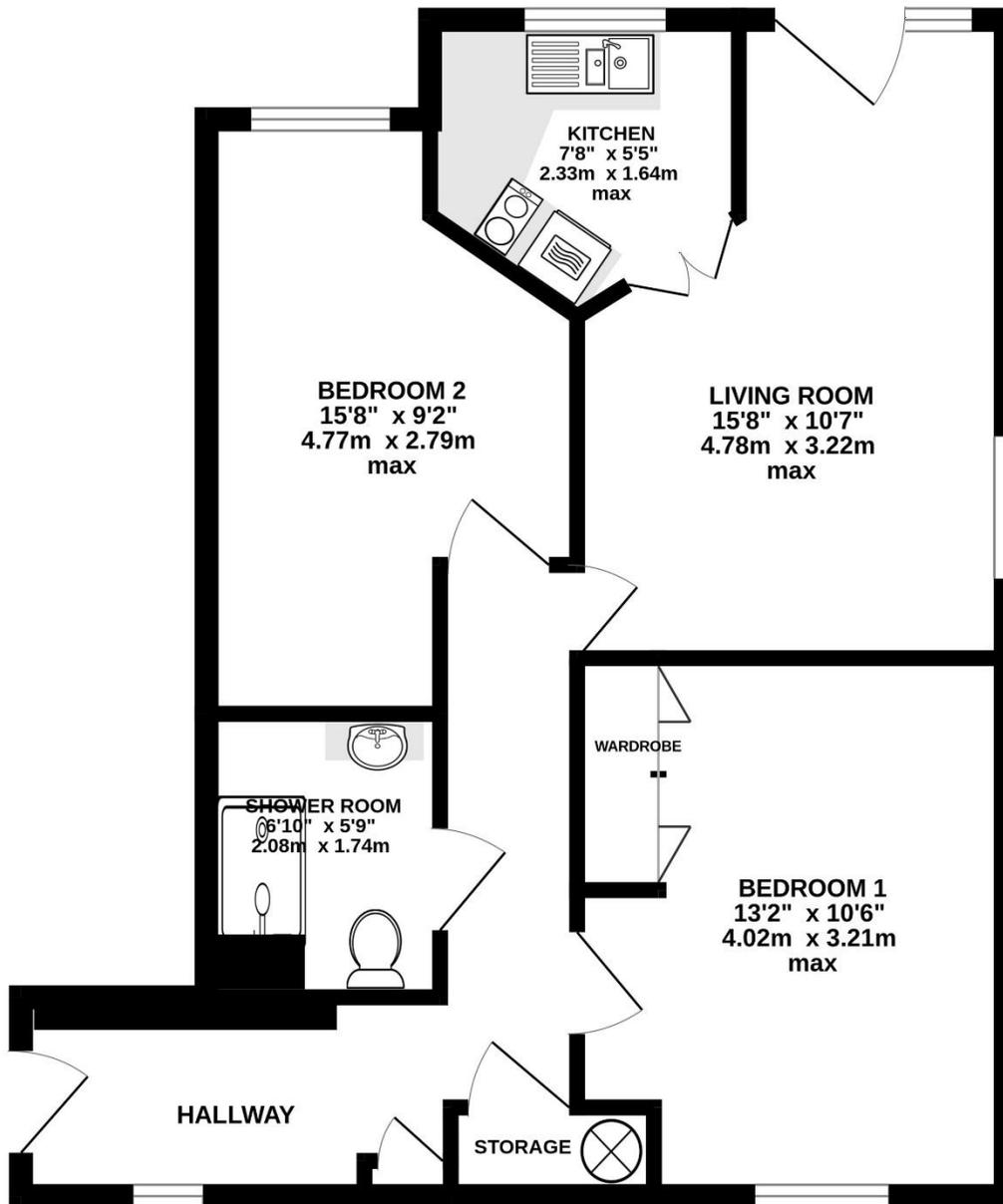
The flat benefits from access to the communal areas which include a communal lounge, laundrette and guest suite available for visitors. There is also a well-maintained communal garden which is complemented by various plants and shrubs, plus spaces for seating. The communal car park offers multiple spaces for residents and visitors to the block.

Property Information

Tenure: Leasehold. Management fees: two six-monthly payments of £2679.93. Ground rent: two six-monthly payments of £359.02. Lease length is 125 years from 1998. Please note, we are informed that the management company of this complex may allow buyers to bring a dog or cat with them, please enquire for further details. Council tax band: C. Floor area: Approx 53m².



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

Southgate Estates

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk

southgateestates.co.uk