



**Montpelier Court
St Davids Hill
Exeter
Devon
EX4**

Offers In Excess Of £60,000

bettermove

St Davids Hill

Exeter

Bettermove are proud to present this 1 bedroom retirement flat in Exeter, available with no forward chain, and welcoming over 55's only.

The property benefits from double glazing, and electric storage heating throughout, with residents parking available.

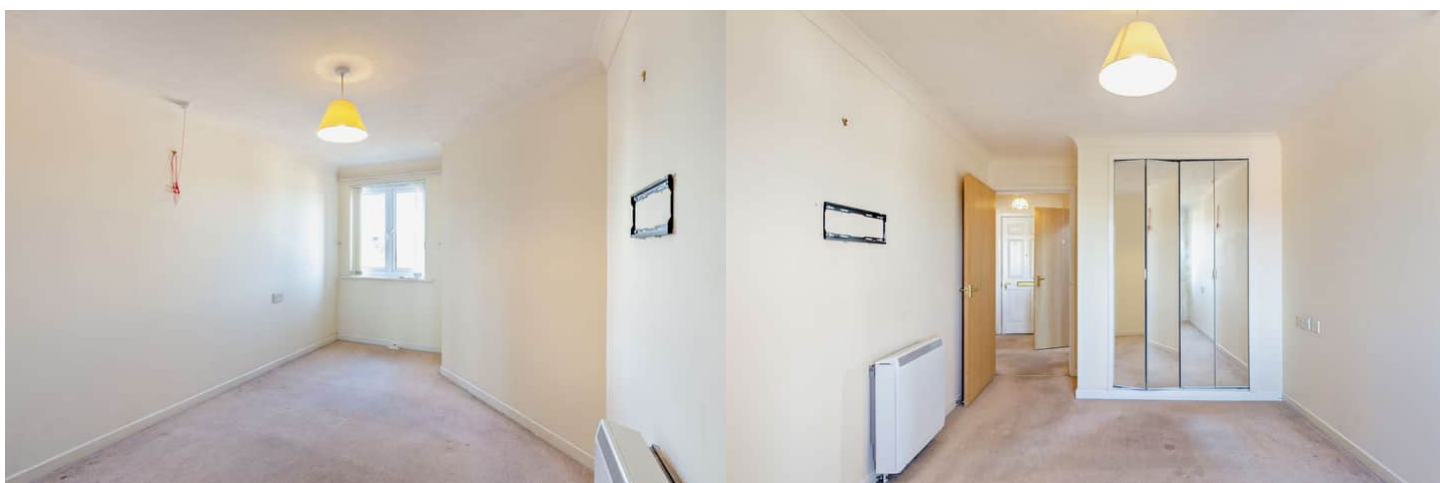
The council tax band is B.

This is a leasehold property with 97 years remaining on the lease; the ground rent, and service charge, combined, is approximately £380.00 per month.

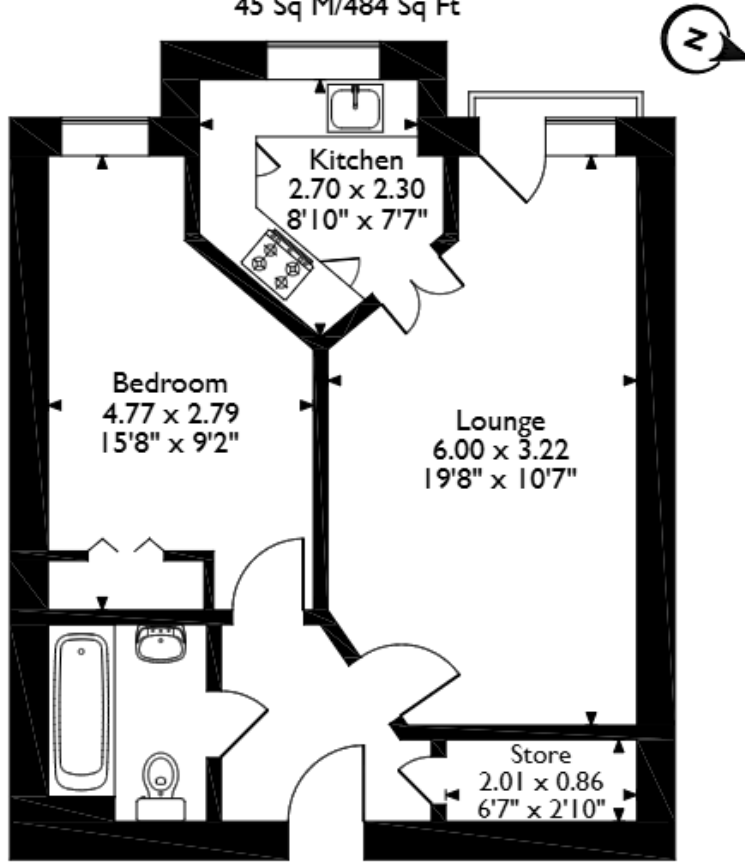
The interior of this first floor flat, which may require modernisation throughout, comprises a spacious living room, complete with a Juliette balcony, fitted kitchen, one double bedroom, and a family bathroom. The property also boasts a residents lounge, communal laundry room, guest suite, and communal gardens, perfect for enjoying the summer months.

Located in a prime position in the City of Exeter, the property is close to a range of amenities, including shops, supermarkets and restaurants with a level walk to the City Centre. Excellent transport links can be found from Exeter St David's Train Station, a variety of local bus routes and quick access to the M5 and airport. There are also good transport links to employment hubs such as Exeter University, Exeter College, Royal Devon and Exeter University Hospital, The Science Park and various industrial sites around the city.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Montpelier Court, Flat St. Davids Hill, Exeter, Devon
 Approximate Gross Internal Area
 45 Sq M/484 Sq Ft



First Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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