

SOUTHGATE
ESTATES

£139,950

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48 The Maltings, Church Street, Heavitree, Exeter, EX2 5EJ







48 The Maltings

A very spacious two bedroom retirement apartment situated in a particularly well-placed position in the centre of Heavitree. The flat occupies the third floor of The Maltings, with a lift providing access to all floors, and benefits from the use of the development's communal facilities, grounds and plentiful communal parking. The well-proportioned accommodation comprises an entrance hallway, a generous living room, kitchen, two double bedrooms, bathroom and separate cloakroom. The property also benefits from high heat-retention storage heaters.

The Maltings is ideally positioned close to the heart of Heavitree, with a wide range of amenities within easy reach. Heavitree's high street provides a good selection of shops, cafés and everyday facilities, while doctors' surgeries, a pharmacy, dental practice, churches and the RD&E Hospital are all nearby. The popular Heavitree Pleasure Grounds also provide a pleasant place for walks and leisure, with Exeter city centre readily accessible by the regular bus services operating through the area. Residents of The Maltings also have use of a communal lounge and laundry room, providing useful additional facilities within the development.





Accommodation The front door opens into the spacious entrance hallway which provides access to each of the rooms, and benefits from two large built-in storage cupboards, both of which have lights. The living room is a pleasant reception room complemented by a window to the front aspect with lovely far-reaching views across the city and beyond. The separate kitchen diner is well-proportioned and contains a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit. Appliances include an eye-level oven with a separate electric hob and extractor hood, plus space for a dishwasher, a washing machine and a tall fridge freezer. There is also a window to the rear aspect with leafy views, and space for a dining table and chairs. The two bedrooms are both doubles, with the master bedroom enjoying a fitted wardrobe, and a window to the front aspect with far-reaching views. Bedroom two features windows to both the rear and side aspects with a pleasant outlook. Lastly, the shower room comprises a shower cubicle, a pedestal wash basin, a wall-mounted Dimplex heater and an extractor fan. The separate cloakroom incorporates a close-coupled WC, a wall-mounted wash basin with a mixer tap over, and an extractor fan.

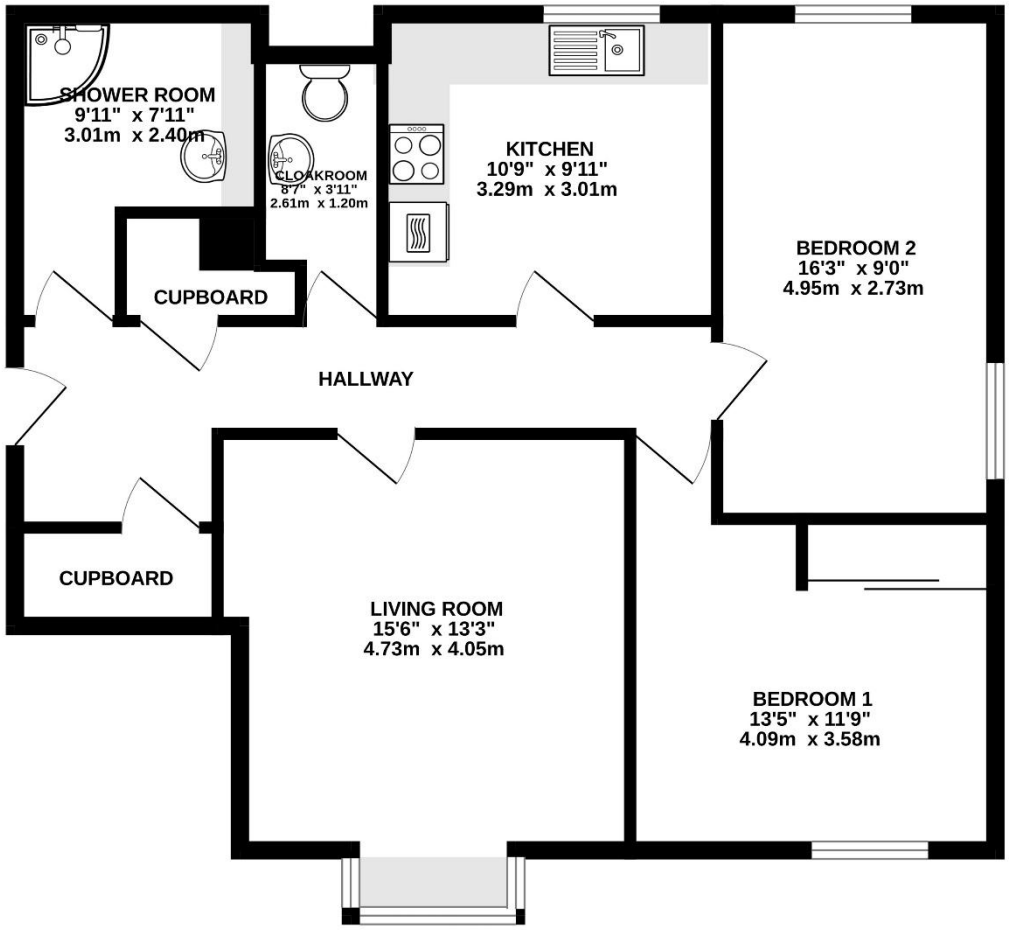
Communal Areas, Gardens & Parking Residents benefit from access to beautiful and well-maintained communal grounds which stretch along the side of the building, as well as communal laundry facilities and a residents' lounge. A car park is located close to the entrance of the building and there is lift access to each of the floors.

Property Information Tenure: Leasehold (we understand that the lease length is 125 years from 29 September 1987, and the current maintenance charge is £199.84 per month). Council tax band: B.

- *Retirement Apartment*
- *2 Double Bedrooms*
- *Communal Car Park*
- *Popular Location*
- *Far-Reaching Views*
- *Communal Gardens*



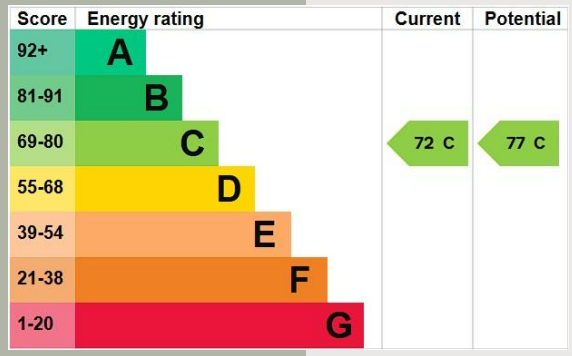
THE MALTINGS
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 sq.m.) approx.

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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Energy Performance Rating



The Property Ombudsman

www.tpos.co.uk

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