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**Asking Price £135,000 Leasehold**

1 Bedroom, Apartment - Retirement

8, Meyer Court Butts Road, Exeter, Devon, EX2 5PW

 0800 077 8717

 [sales@churchillsl.co.uk](mailto:sales@churchillsl.co.uk)

 [churchillsl.co.uk](http://churchillsl.co.uk)

**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Meyer Court

Meyer Court is a development of one and two bedroom purpose built apartments. The development comprises of 50 properties arranged over three floors and is situated in an ideal position close to essential amenities. There is a bus stop 100 yards from the development making access to Exeter City Centre and surrounding Towns easily accessible.

The House Manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the House Manager.

Meyer Court has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite House Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Meyer Court is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Meyer Court requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



# Property Overview

**\*\*ONE BEDROOM GROUND FLOOR  
RETIREMENT APARTMENT WITH PATIO\*\***

Situated in the fantastic development of Meyer Court is this lovely one bedroom apartment. The property is conveniently located on the same floor as the Guest Suite, Owners Lounge and Communal Laundry Room. It also benefits from being South-Westerly facing.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to the owners private patio and windows provide lots of natural light.

The Kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob, fridge and freezer. A window provides light and ventilation.

The Bedroom is a good sized double with a built in mirrored wardrobe. A window keeps this lovely bedroom bright and light.

The Bathroom offers a shower cubicle with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complimenting this wonderful apartment is a useful walk in storage cupboard located in the hallway.

This apartment simply must be viewed!



# Features

- One bedroom ground floor apartment with patio
- House Manager available 5 days a week
- Highly convenient location close to the doctors and regular bus service
- Residents Laundry room and Lounge
- Lovely Communal Gardens
- Owners carpark
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country



# Key Information

Service Charge (Year Ending 28th February 2027):  
£3,063.69 per annum.

Approximate Area = 554 sq ft / 51.4 sq m  
For identification only - Not to scale

Ground rent collected by Estates and Management

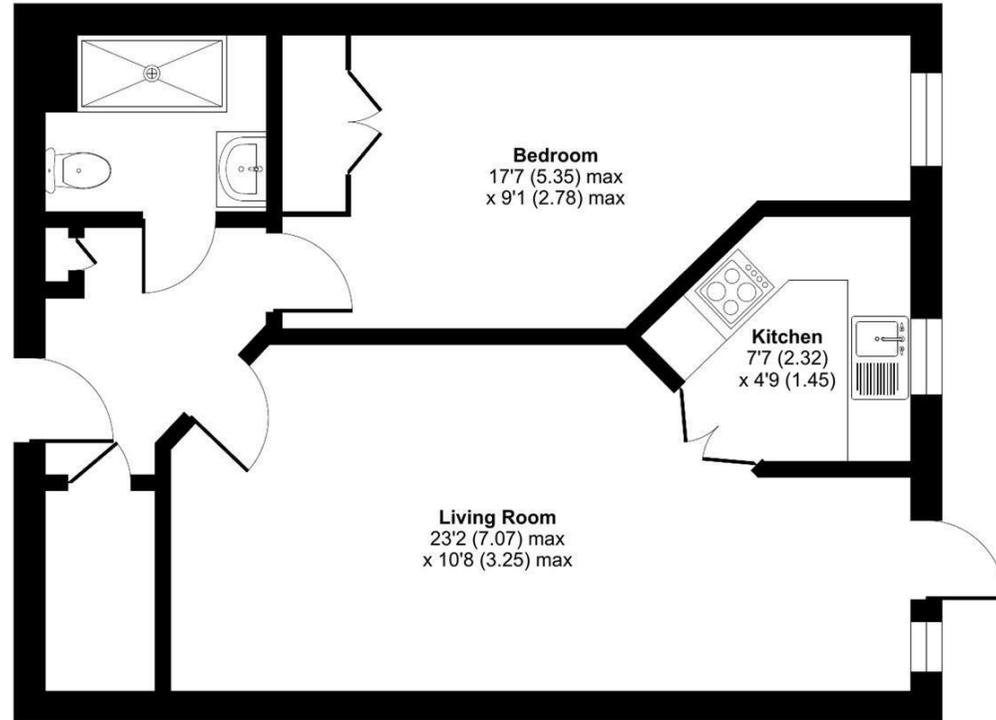
Council Tax Band: B

125 lease years commencing 2007

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, House Manager and a contribution to the contingency fund.

A transfer fee of 1% is payable by the seller upon completion. This fee is payable to Estates & Management.



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1384380

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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