

# HUNTERS®

HERE TO GET *you* THERE



## Cowick Street

Exeter, EX4 1AB

Offers Over £129,000



Council Tax: B





# Flat 11, Carousel Court Cowick Street

Exeter, EX4 1AB

Offers Over £129,000



## Communal area

From the main door of the building, walk through the communal seating area, to a set of double doors, turning right leads you to the property front door.

## Hallway

Doors to all rooms and both storage cupboards.

## Lounge/Dining room

10'7" x 20'4" (3.25m x 6.21m)

Window to front aspect, door to front aspect, feature fire place, double doors to kitchen, night storage heater.

## Kitchen

7'7" x 7'1" (2.33m x 2.16m)

Low and high level cupboards, roll top work surfaces, space for a washing machine, under counter fridge and freezer, built in electric hob, extractor and eye level oven, single bowl sink and drainer, window to front aspect.

## Bedroom

15'9" x 9'1" (4.82m x 2.78m)

Window to rear aspect, window to side aspect, built in wardrobes, night storage heater.

## Bathroom

6'9" x 5'5" (2.07m x 1.67m)

Obscured window to side aspect, large walk in shower, vanity unit housing the hand basin, low level WC, heated towel rail, small convector heater.

## Material Information - Exeter L

Tenure Type; Leasehold

Leasehold Years remaining on lease; 102

Leasehold Annual Service Charge Amount £3,550

Leasehold Ground Rent Amount; £350

Council Tax Banding; B

- Ground floor access
- Beautiful communal grounds
- Spacious double bedroom
- Built-in wardrobes
- Heated towel rail
- Inviting reception room
- EPC rating C
- 24-hour monitoring service
- Excellent public transport links
- Organized resident activities

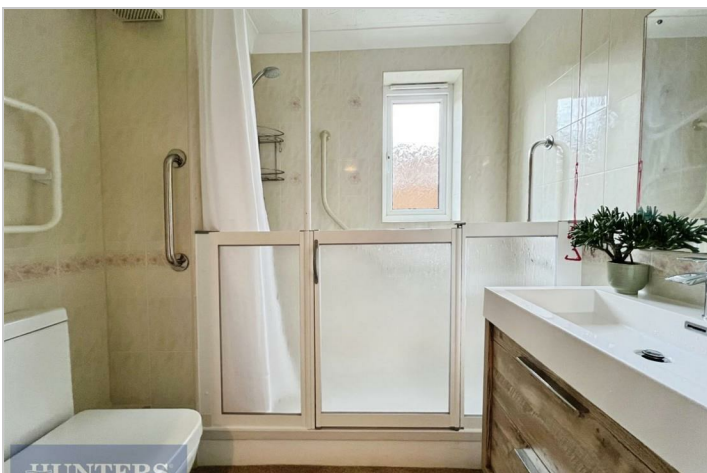
For sale is a wonderfully presented, neutrally decorated retirement flat with direct access to the communal gardens via its own rear door, situated a few yards from the guest suite and laundry room you would be forgiven for thinking they were private, the flat seamlessly blends tranquility and modern convenience. This property is ideal for couples or individuals over 60 years of age, offering a unique lifestyle that combines independence with a sense of community.

Situated on the ground floor, the flat offers direct access to the beautifully maintained communal grounds making it perfect for quiet relaxation or social activities. The property comprises a spacious, naturally lit double bedroom with built-in wardrobes, a large bathroom complete with a heated towel rail for your comfort, and a warm, inviting reception room that features a charming fireplace at its heart.

The flat is kept in excellent condition, boasting an EPC rating of C and falls within the council tax band B. Moreover, this retirement home offers an array of communal amenities including seating areas for socializing and organized activities for residents to participate in. For your peace of mind, the property also includes a 24-hour monitoring service, safety alarm, and an on-call reception.

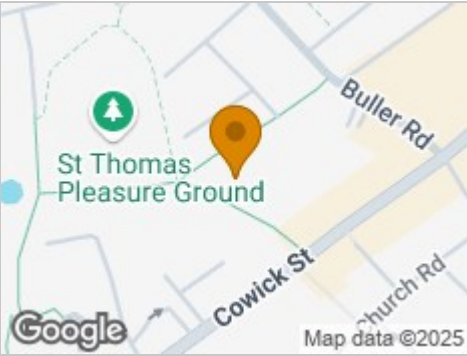
The flat is conveniently situated in a quiet, peaceful area with excellent public transport links close by. Local amenities are also within easy reach, providing you with all the essentials right at your doorstep.

This is a unique opportunity to purchase a retirement home that offers safety, community, and a serene living environment. With its unique features and excellent location, this flat is more than just a property, it's a lifestyle.





Road Map



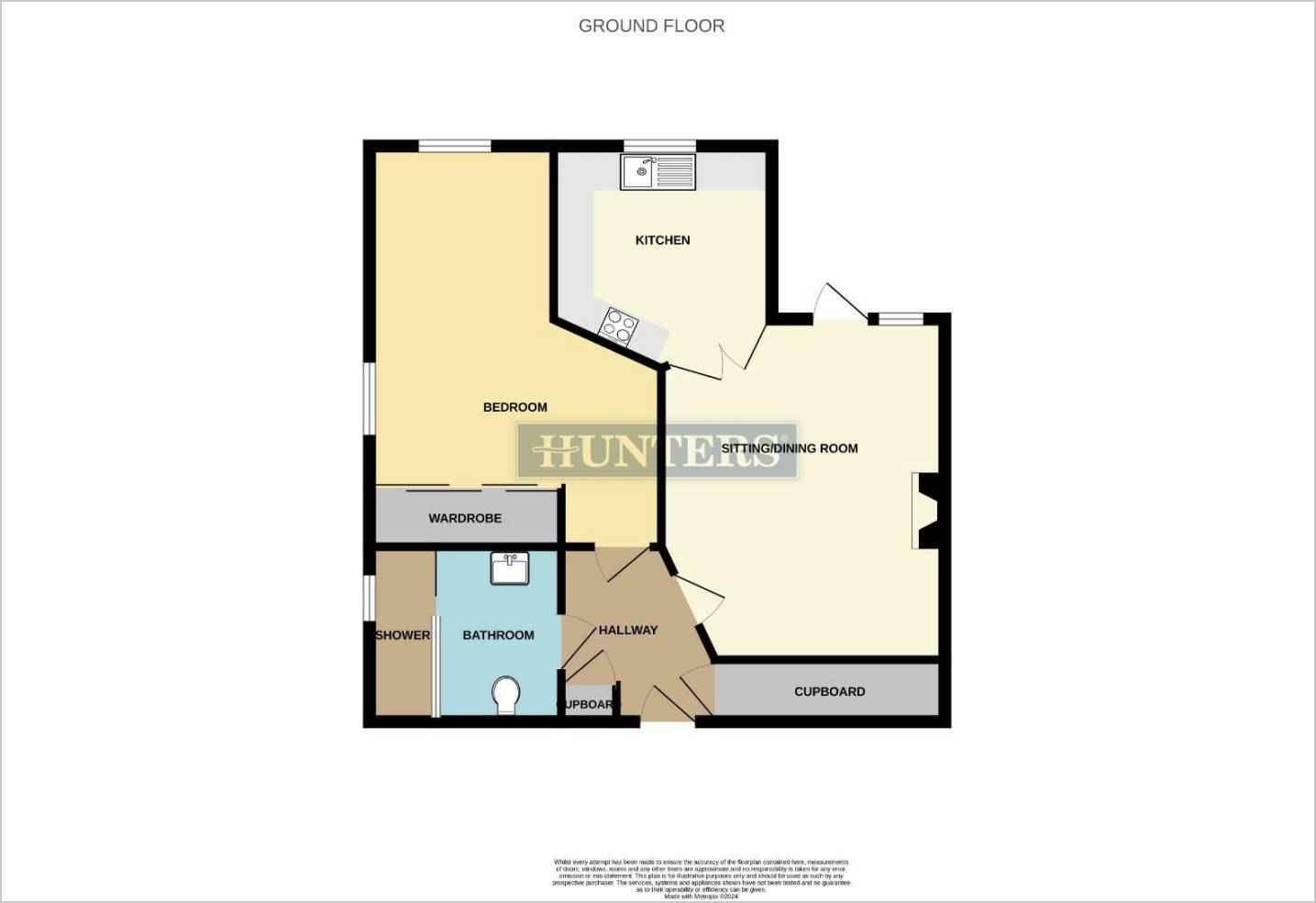
Hybrid Map



Terrain Map



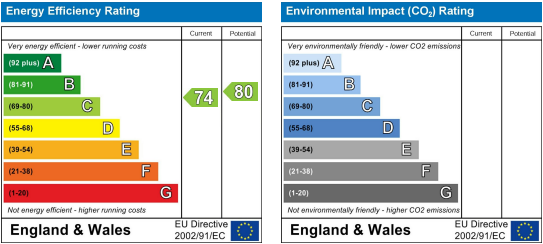
Floor Plan



Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.