



PROOF COPY

Signed \_\_\_\_\_

Date: \_\_\_\_\_

**FLAT 24, CLEVELAND COURT  
GROSVENOR PLACE  
EXETER  
EX1 2JP**



**£75,000 LEASEHOLD (SHARE OF FREEHOLD)**



A well presented purpose built first floor retirement apartment occupying a highly convenient position close to local amenities and Exeter city centre. Entrance lobby. Lounge/dining room open plan to kitchen. Inner hallway. Double bedroom. Shower/wet room. Electric heating. uPVC double glazing. Beautifully well kept and maintained communal gardens and grounds. Residents' lounge and also availability to book a guest flat for visitors. No chain. Viewing recommended.

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Communal front door (left side door) leads to:

### **COMMUNAL HALLWAY**

With stairs or lift to:

### **FIRST FLOOR COMMUNAL EXTERNAL LANDING**

Private door leads to:

### **ENTRANCE LOBBY**

Cloak hanging space. Electric consumer unit. Internal door leads to:

### **LOUNGE/DINING ROOM**

12'0" (3.66m) x 9'8" (2.95m). Television aerial point. Night storage heater. Telephone intercom. Telephone point. uPVC double glazed window to Front aspect. Open plan to:

### **KITCHEN**

9'2" (2.79m) x 7'10" (2.39m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashback. Single drainer sink unit. Space for washing machine. Fitted oven. Four ring electric hob with filter/extractor hood over. Space for upright fridge freezer. Upright storage cupboard. uPVC double glazed window to rear aspect. Door leads to:

### **INNER HALLWAY**

Access to roof void. Airing cupboard, with fitted shelving, housing hot water tank. Door to:

### **BEDROOM**

15'5" (4.70m) x 8'2" (2.49m). Range of built in bedroom furniture consisting of triple wardrobe, double wardrobe with mirror fronted doors and overheads storage cupboards. Night storage heater. uPVC double glazed window to front aspect. Obscure uPVC double glazed door provides access to front elevation.

From inner hallway, door to:

### **SHOWER ROOM/WET ROOM**

6'10" (2.08m) x 5'6" (1.68m). Comprising half height shower enclosure with fitted electric shower unit. Wash hand basin. Low level WC. Part tiled walls. Electric wall heater. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

The property benefits from the use of the beautifully kept and well maintained communal gardens and grounds, resident's car park, resident's lounge and also availability to book a guest flat for visitors.

### **TENURE**

**LEASEHOLD.** We have been advised the property in question was granted a lease term of 99 years from 1988.

**We have been advised the property has a share of the freehold and could extend the length of the lease at a cost of £1 plus legal expenses.**

### **GROUND RENT**

We have been advised the ground rent is £50 per annum running from 1<sup>st</sup> January to 31<sup>st</sup> December.

### **SERVICE CHARGES**

We have been advised this is currently set at a figure of £2,400 per annum charged quarterly running from 1<sup>st</sup> April to 31<sup>st</sup> March.

### **DIRECTIONS**

From the roundabout at the top of Sidwell Street take the first exit left into Western Way. Take the first turning left into Belmont Road and continue along taking the second turning left into Grosvenor Place. Continue along and turn right into Cleveland Court.

### **VIEWING**

**Strictly by appointment with the Vendors Agents.**

### **AGENTS NOTE**

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties.

We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more check into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts.

If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

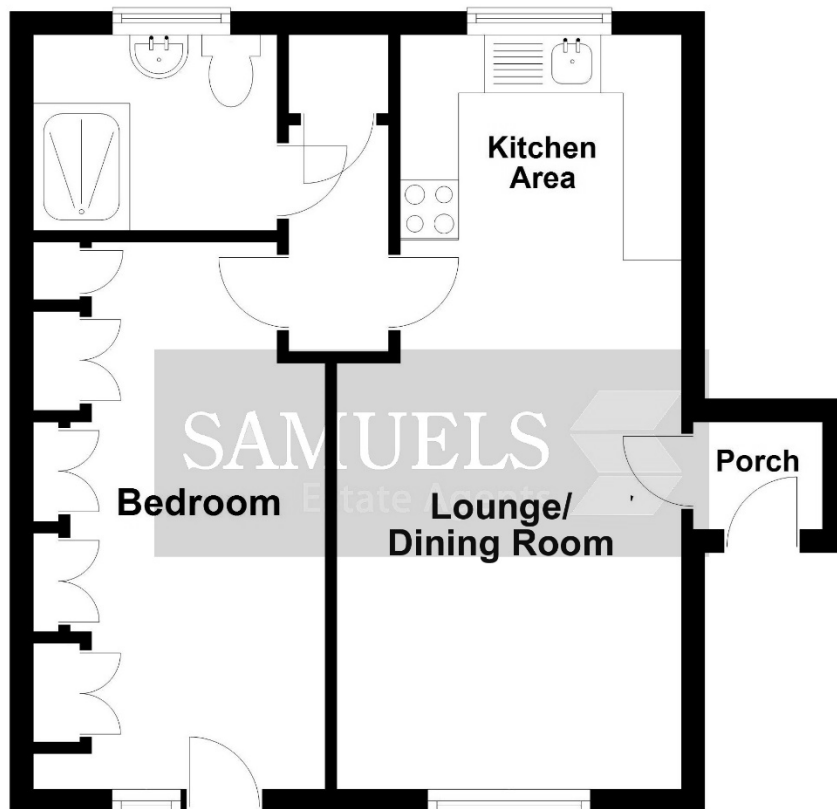
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

#### **AGENTS NOTE MONEY LAUNDERING POLICY**

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

#### **REFERENCE**

**CDER/0823/8475/AV**



Total area: approx. 37.1 sq. metres  
(399.7 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		