



**FLAT 9 CLEVELAND COURT  
GROSVENOR PLACE  
EXETER  
EX1 2JP**



**£140,000 LEASEHOLD**



**A well proportioned retirement apartment located within this popular development convenient to Belmont Park, local amenities and Exeter city centre. Reception hall. Two bedrooms. Well proportioned lounge/dining room. Modern kitchen. Spacious modern bathroom. Private balcony/terrace. Electric heating. Pleasant outlook and views over well kept and maintained communal gardens and grounds. Viewing highly recommended.**

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

Communal front door, accessed via telephone intercom, to:

### **COMMUNAL HALLWAY**

Five steps lead to:

### **HALF LANDING**

Private door leads to:

### **RECEPTION HALL**

Feature high ceiling. Night storage heater. Telephone intercom. Smoke alarm. Airing/linen cupboard housing hot water tank with fitted shelving and storage cupboard over. Glass panelled door leads to:

### **LOUNGE/DINING ROOM**

17'8" (5.38m) into bay x 16'5" (5.0m) maximum reducing to 11'10" (3.61m). A well proportioned room with feature high ceiling. Night storage heater. Telephone points. Television aerial point. Marble effect fireplace with raised hearth and inset living flame effect electric fire. Two wall light points. Feature arched large sash window to front aspect with pleasant outlook over neighbouring garden and grounds. Feature archway opens to:

### **KITCHEN**

8'2" (2.49m) x 8'2" (2.49m). A modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with modern style mixer tap. Fitted oven and grill. Four ring electric hob with filter/extractor hood over. Integrated washing machine. Space for fridge/freezer. Upright storage cupboard. Feature high ceiling. Electric wall heater. Extractor fan.

From reception hall, door to:

### **BEDROOM 1**

18'6" (5.64m) maximum into cupboard space reducing to 15'10" (4.83m) x 7'6" (2.29m). Night storage heater. Built in double wardrobe. Telephone point. Two wall light points. Feature high ceiling. Feature arched sash window to front aspect.

From reception hall, door to:

### **BEDROOM 2**

8'8" (2.64m) x 7'10" (2.39m). Night storage heater. Telephone point. Feature high ceiling. Glass paned door, with matching side window, provides access to:

### **PRIVATE BALCONY/TERRACE**

7'10" (2.39m) x 6'5" (1.96m).

From reception hall, door to:

### **BATHROOM**

7'10" (2.39m) x 5'6" (1.68m). A modern matching white suite comprising panelled bath with mixer tap, fitted mains shower unit over including separate shower attachment, glass shower screen and tiled splashback. Wall hung wash hand basin with mixer tap. Low level WC. Part tiled wall surround. Tiled floor. Light/shaver point. Extractor fan. Feature high ceiling. Electric wall heater.

### **OUTSIDE**

The property benefits from the use of the beautifully kept and well maintained communal gardens and grounds, residents' car part and residents' lounge.

### **TENURE**

Leasehold. We have been advised that in 2017 the lease was extended which will now run to the year 2178.

### **MAINTENANCE/SERVICE CHARGE**

The current service charge is set at £220 per month to include general maintenance, upkeep of the building, warden's salary, communal electricity, gardening, external window cleaning, insurances etc.

### **GROUND RENT**

£50 per annum.

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric

Heating: Night storage heating.

Mobile: Indoors: EE and Three limited, O2 and Vodafone likely - Outdoors – EE, Three, O2 and Vodafone all likely

Broadband: Standard , Superfast & Ultrafast available.

Flood Risk: River & sea – Very Low Risk, Surface water – Low Risk

Mining: No risk from mining

Council Tax: Band A

**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 checks on 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 surveyors 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.

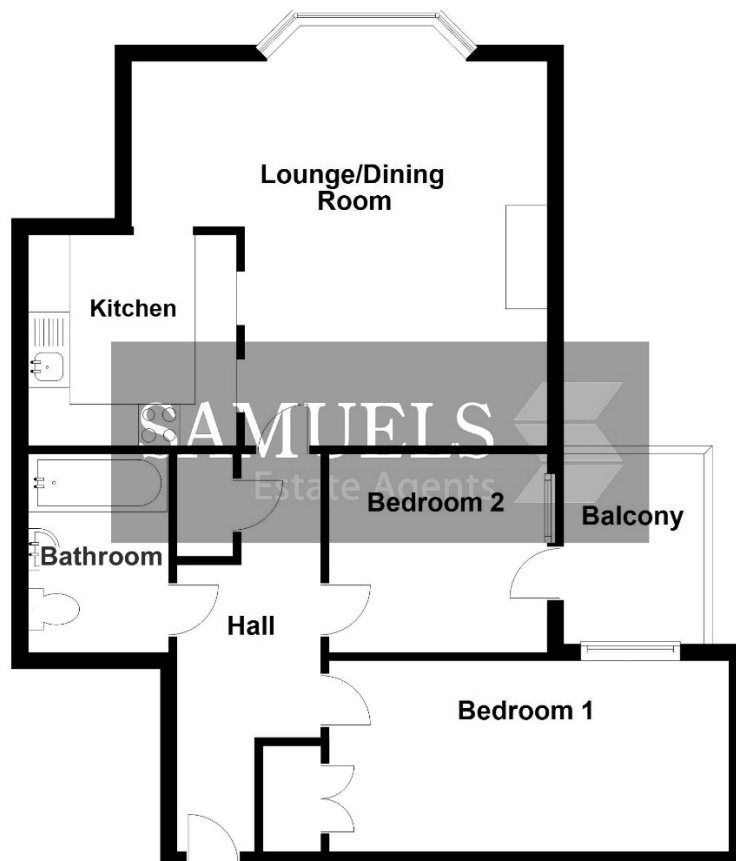
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/1224/8813/AV**



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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