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**Asking Price £160,000 Leasehold**

**2 Bedroom, Apartment - Retirement**

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



**0800 077 8717**



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**Churchill**  
**Sales & Lettings**  
Retirement Property Specialists



# Meyer Court

Meyer Court is a development of one and two bedroom purpose built apartments constructed by McCarthy and Stone. 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.



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# Property Overview

DRAFT PARTICULARS - Awaiting verification from the sellers

## **\*\*TWO BEDROOM RETIREMENT APARTMENT\*\***

Welcome to Meyer Court! Churchill Sales & Lettings are delighted to be marketing this two bedroom first floor apartment. The property is conveniently located near the lift and is presented in good order throughout.

The Kitchen is accessed via the Lounge with 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 with extractor hood over, a fridge and freezer. A window allows for light and ventilation.

The Lounge is a good sized room with three large windows providing lots of natural light. There is ample space for Living and Dining room furniture.

Bedroom one is a generous double with a built in mirrored wardrobe. There is plenty of space for additional furniture if required and a window keeps this lovely bedroom bright and light.

Bedroom two is another good-sized room which could be used as a Hobby room or separate Living/Dining room.

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

Perfectly complementing this lovely apartment are three useful storage cupboards, two located off the hallway.

Call us today to book your viewing at Meyer Court!



# Features

- Two bedroom first floor retirement apartment
- 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 of the Guest Suites at all Churchill Living developments across the country.





# Key Information

Service Charge (Year Ending 28th February 2026):  
£4,443.89 per annum.

Ground rent collected by Estates and Management

Council Tax Band C


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.

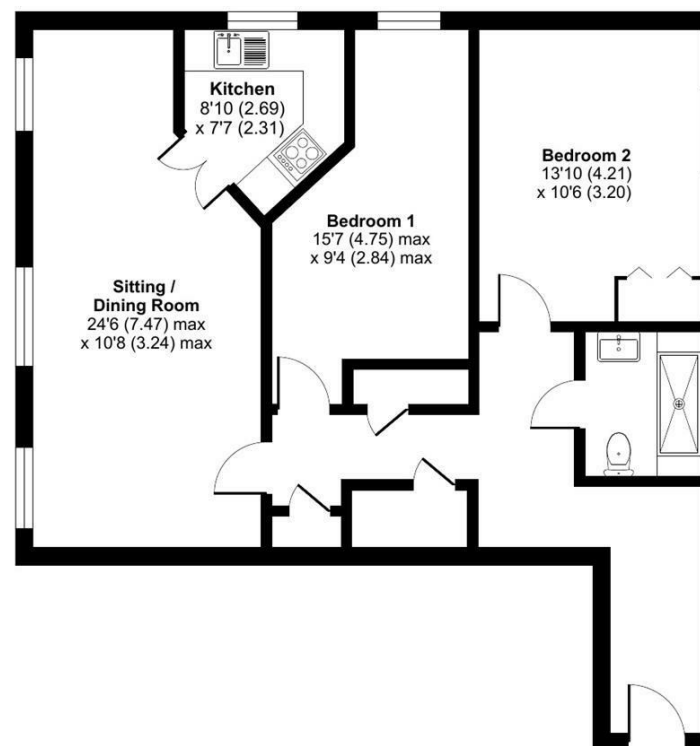
Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, House Manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property. Please refer to the Landlord regarding the Transfer Fee.

EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Churchill Sales & Lettings Limited. REF: 1202893

Approximate Area = 812 sq ft / 75.4 sq m  
For identification only - Not to scale



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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