



The Meads
Wyndham Road
Exeter
EX5 4HL

Guide price:-
£95,000

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In brief...

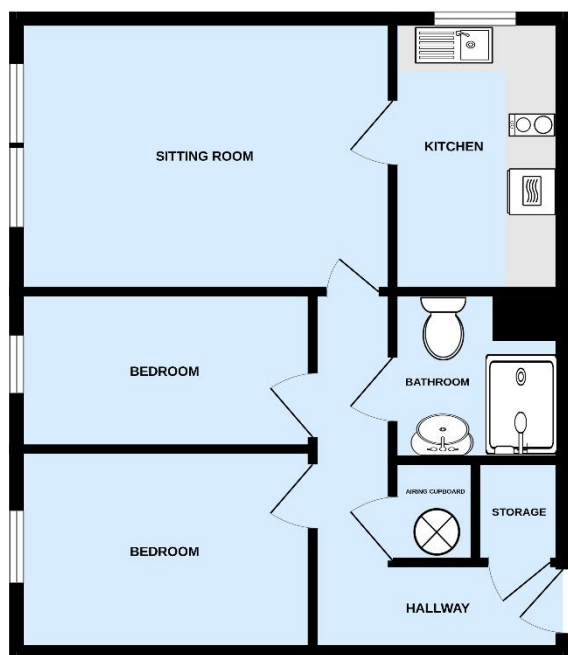
- BEAUTIFULLY PRESENTED FIRST FLOOR RETIREMENT APARTMENT (Minimum age 60 Years)
- ONE OF THE BEST LOCATED IN THE WHOLE COMPLEX
- SPACIOUS SITTING ROOM AND EXCELLENT MODERN FITTED KITCHEN
- EXCELLENT SHOWER ROOM ARRANGED FOR DISABLEMENT
- UPVC DOUBLE GLAZING & NIGHT STORAGE HEATING
- COMMUNAL RESIDENTS SITTING ROOM AND LAUNDRY ETC. VISITOR PARKING, GARDENS
- COUNCIL TAX BAND B - EPC = C
- LEASEHOLD - 125 YEARS FROM 1992



In more detail....

This apartment has been well looked after and is now nicely presented throughout having the benefit of a recently installed new kitchen and a shower room which is already adapted for disabled needs. The flat is ready for immediate occupation. The development was originally constructed about 30 years ago and is overall well maintained by the management company. In our opinion this apartment is one of the best positioned in the whole building with accommodation which is extremely spacious for apartments of this type. Being on the first floor with very easy and straightforward access from the lift or stairs from the communal front hallway. The accommodation includes its own entrance hall with large airing cupboard and storage cupboard. From the hall there is a doorway to the large sitting room which has an space for a small dining

table and lovely outlook to the front. From the sitting room there is access to the well fitted recently installed kitchen which includes some built in appliances such as fridge/freezer, built in oven and mini hob with extractor hood over together with a good array of built in base units and work surfaces plus matching wall cupboards. In addition there are two good bedrooms, both of which look over the front garden and Wyndham road. The good sized shower room includes large shower cubicle, w.c and wash basin and is part tiled. The apartment is Upvc double glazed, there is electric night store heating and is carpeted where appropriate. This is a great apartment ready to move straight into and early inspection is very strongly advised. Service Charge: £3,792.62pa Ground Rent: £306.66pa Leasehold: 125 years from May 1992



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Maps with Metropix (2023)

Room sizes

Communal Entrance:

Communal Landing:

Hallway:

Sitting Room:

19' 9" x 10' 9" (6.02m x 3.27m)

Kitchen:

10' 9" x 6' 0" (3.27m x 1.83m)

Bedroom 1:

12' 7" x 8' 10" (3.83m x 2.69m)

Bedroom 2:

12' 6" x 6' 4" (3.81m x 1.93m)

Shower room:

7' 7" x 6' 4" (2.31m x 1.93m)

Communal gardens:

Visitor parking:

Leasehold Information:

Service Charge: £3,792.62 - 2023

Ground Rent: £306.66 pa

Leasehold: 125 years from May 1992

The location...

This is a splendid opportunity to purchase a two bedroom ground floor retirement apartment within this very select and highly desirable development at The Meadows which is an extremely popular and compact development of just 33 similar one and two bedroom apartments specifically for retirement (minimum age requirement is 60 years). There are some excellent communal facilities at The Meadows including a wonderful sitting room, laundry room and a guest suite available by prior request for a short stay and visiting. A manager is available on site from 9.00am-1.00pm during the week and after this time a rapid response call care line cord is situated in each room of the apartment. There is residents and visitors parking on site. The Meadows is extremely well located in a level position within close proximity of the centre of the village and all facilities including the local village doctors' surgery and shops. Silverton is a pretty and very desirable village with a thriving community together with a range of local shopping facilities including a general store with butchers and deli plus post office facilities, there are two pubs, churches and a well performing primary school. Exeter is about 7.5 miles away located, the M5 motorway is easily accessible at junction 28



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