



**HELMORES**  
SINCE 1699

## FLAT 21, MONTPELLIER COURT ST. DAVIDS HILL

Guide Price £112,500

Exeter EX4 4DP



Located on St Davids Hill (on the junction to Hele Road), this purpose built development was completed in 1998 by McCarthy & Stone and comprises of 33 1 and 2 bedroom flats. The property has excellent facilities including a lift, recreation room, communal gardens, laundry, recycling area and residents' car parking (first come, first served). Being a modern building, it is efficient, clean and tidy in all areas and is clearly well looked after. There is a duty manager, alarm pulls and secure entry too.

Once into the flat itself, which is larger than average, on the first floor and at the back (away from the road and with a view) the décor is neutral and the kitchen and shower room have been updated to provide clean and modern spaces meaning someone could move straight in. The kitchen has built in appliances including a Neff combi oven, Bosch hob and both under counter fridge and dishwasher too. There are built in wardrobes to the bedroom plus a store cupboard in the hall. The living room has plenty of space for a table too and there is a lovely outlook to the gardens and St Davids church.

Agents Notes: The property was built in 1998 by McCarthy and Stone and is now operated by FirstPort. Occupiers must be 55 or older.

Please see the floorplan for room sizes.

Council Tax: B

Utilities: Mains water, electric, telephone & broadband

Drainage: Mains drainage

Heating: Electric heating

Listed: No

Tenure: Leasehold

Ground rent is currently £330 per year and is paid in 2 installments. Service charge is currently £2,700 per year and is paid in 2 installments.

**DIRECTIONS :** The property can be found on the corner of St Davids Hill and Hele Road so is well positioned with a level walk into the High Street.

**EXETER** is the cathedral city and capital city of Devon. The city is on the River Exe about 37 miles (60 km) northeast of Plymouth and 70 miles (110 km) southwest of Bristol.

Exeter was the most south-westerly Roman fortified settlement in Britain. Exeter Cathedral was founded in the mid-11th century. During the late 19th century, Exeter became an affluent centre for the wool trade. After the Second World War, much of the city centre was rebuilt and is now considered to be a centre for modern business and tourism in Devon and Cornwall. Famed for its world class University.

#### Covid-19 Safety Policy

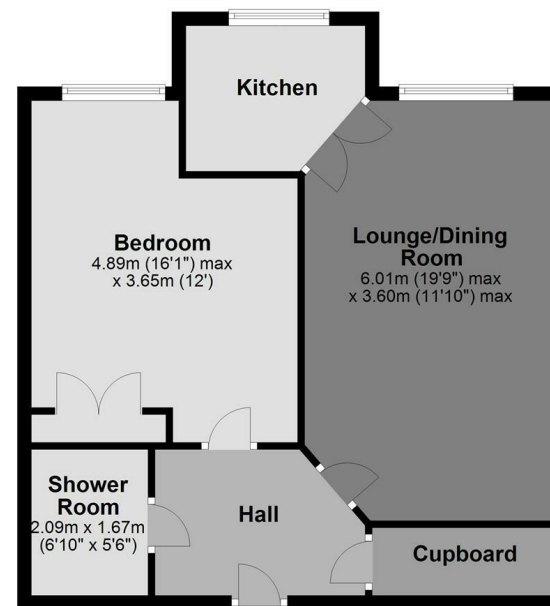
We're taking safety extremely seriously, so before making a viewing appointment for this property please read our Stay Safe policy here: [helses.com/staysafe](https://helses.com/staysafe)

If you or any of your household have symptoms of Covid-19 or have been asked to self-isolate please stay at home.



#### Ground Floor

Approx. 55.9 sq. metres (602.0 sq. feet)



Total area: approx. 55.9 sq. metres (602.0 sq. feet)



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