



Apartment 35



# Apartment 35

, Radford House, Exeter, EX2 4BU

Exeter city location

A brand new, two bedroom ensuite apartment located on the second floor, featuring a private walk out balcony with views across Exeter.

- Retirement Living apartment
- Open plan living area
- Utility room
- Balcony
- EPC rating B
- 2 bedroom
- Kitchen
- Ensuite to bedroom 1
- Leasehold
- Council tax band TBC

Guide Price £534,950

## SITUATION

Conveniently located near the centre of Exeter, Radford House, a new community on Weirfield Road, features a range of 65 one, two and three bedroom stylish apartments, designed for independent living in a safe and secure environment.

Enjoy the privacy of your own private apartment, take a stroll around the landscaped garden, relax in the homeowners' lounge, or visit the restaurant, therapy suite and hairdressing salon. With everything on your doorstep, you can truly live life your way, every day.

The city offers excellent shopping districts, diverse dining options and efficient transport links including well connected road and rail networks, making it easy to explore the surrounding regions and all that the South West has to offer. Embrace the charm of Exeter's historic city centre including the iconic cathedral dating back to the medieval era.

## DESCRIPTION

Apartment 35: A two bedroom ensuite apartment located on the second floor, with the added luxury of a private walk out balcony. The property features wool blend fitted carpets throughout, and a stylish kitchen with integrated Bosch appliances including oven, hob with extractor, microwave, fridge freezer and dishwasher. The spacious master bedroom benefits from a level access ensuite shower room, plus fitted wardrobes while a modern bathroom with bath serves the second bedroom and visiting guests. The layout is completed by a convenient utility room with space for a washing machine and an additional storage cupboard. This attractive home combines practical design with quality finishes, making it an ideal choice for comfortable, low-maintenance living.



## EXTERIOR

Radford House is set within beautifully maintained gardens and landscaped grounds, offering residents a peaceful and picturesque environment. Lawned borders complement vibrant seasonal flowers and carefully pruned shrubs that bring colour and fragrance year round. Regularly maintained by skilled gardeners, the gardens remain in pristine condition, reflecting ARL's commitment to quality and care.

## KEY POINTS

- Show apartments available to view by appointment only
- Part exchange available - Terms and conditions apply.
- On site parking
- 24-hour emergency call system linked directly to dedicated on-site team
- Audio and visual entry system to main entrance
- Wider doorways and spacious rooms for ease of wheelchair access
- Ample easy reach sockets, light switches and telephone points
- Energy efficient hot water and central heating system
- 10 year Build Zone warranty

## RESTAURANT AND ON-SITE FACILITIES

You're guaranteed the best of both worlds: a beautiful, self-contained apartment to call your own and an extensive suite of communal facilities on your doorstep. Including:

- Elegant on-site restaurant\*
- Homeowners' lounge with outdoor patio area
- Coffee lounge
- Activities studio
- Therapy suite\*
- Hairdressing salon\*
- Internal mobility scooter & bicycle store with electric charging facilities
- Fully furnished guest suite with en-suite, television and tea/coffee making facilities\*
- Lifts to all floors
- Private homeowners parking
- Private landscaped gardens
- \*Additional charges apply.

## SERVICE AND WELL-BEING CHARGE

Approximate service and well being charge for a 2 bedroom apartment £201 weekly / £869 monthly.

## AGENT NOTES

All apartments are Leasehold with a monthly Service and Well-being charge. A Communal Facilities Fee (CFF) is payable upon the sale of your home or if there is a change of occupier. The fee contributes towards the construction and provision of the communal facilities and is used to refurbish and replace elements of the communal areas to the highest standards. You do not have to pay anything until you choose to sell your apartment (or there is a change of occupier). The total fee is 2% per annum, capped at 10 years (maximum 20%) of the achieved market price (or an agreed market valuation of the property) per year or part year of occupation. Length of lease: 250 years. Lease starts from: 1st Jan 2025. Tailored personal care packages are available at an additional cost. An Administration Fee is payable on resale of the property. Retirement Living: Minimum age requirement 65 years old. Some photos may be from a near identical property or have been created using CGI.

Adlington Retirement Living (ARL) is the developer and Adlington Management Services (AMS) is the operator of Radford House. ARL are members of the Associated Retirement Community Operators and aim to comply with the ARCO Consumer Code.

## VIEWINGS

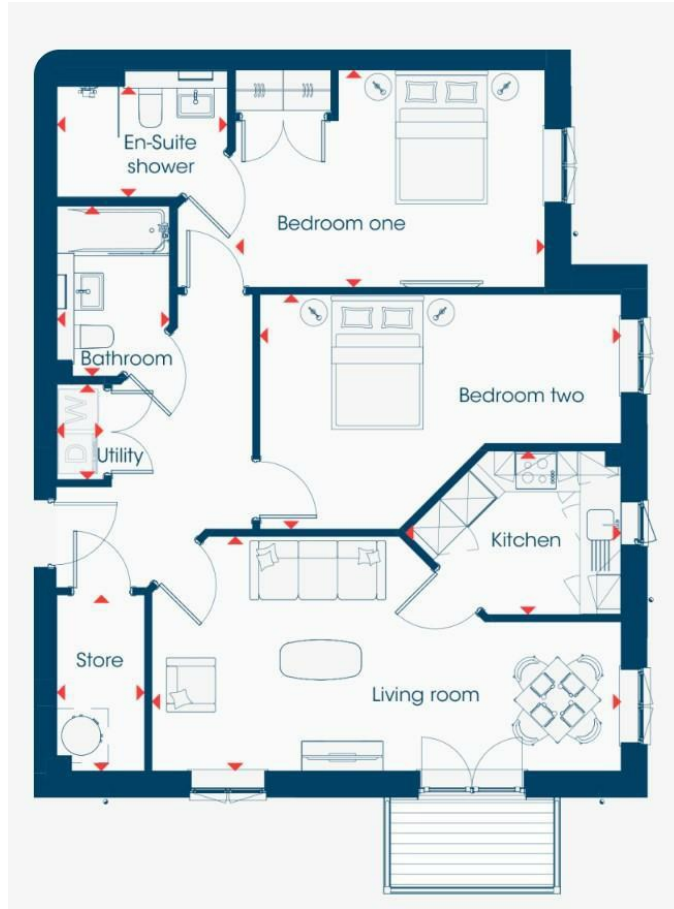
Contact the Stags Exeter Office for more information on 01392 255202.

## DIRECTIONS

Located off Topsham Road, on Weirfield Road, approximately 20 minutes walk to Exeter City Centre and just a couple of minutes walk to the River Exe.



Socialising spaces



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(54-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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