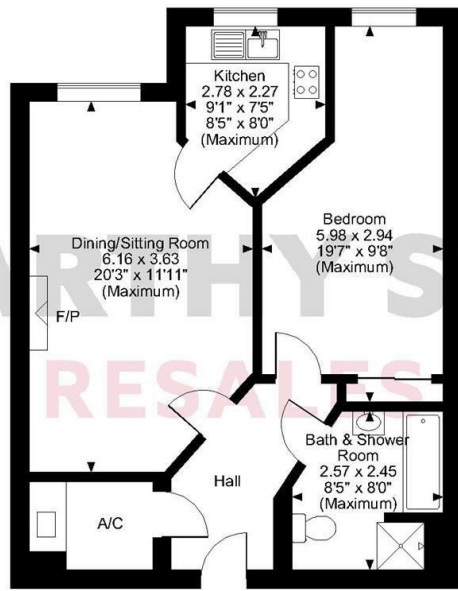


Roswell Court, Douglas Avenue, Exmouth, Devon  
 Approximate Gross Internal Area  
 604 Sq Ft/56 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>75</b>	<b>77</b>

**McCARTHY STONE**  
**RESALES**

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**McCARTHY STONE**  
**RESALES**

**15 ROSWELL COURT**  
 DOUGLAS AVENUE, EXMOUTH, EX8 2FA



A well presented one bedroom retirement situated on the first floor, with an interesting street outlook, along with the benefit of access to the communal terrace located on the second floor offering stunning coastal views.

*\*Pet Friendly\* \*Energy Efficient\**

**PRICE REDUCTION**

**ASKING PRICE £163,500 LEASEHOLD**

For further details, please call **0345 556 4104**

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# ROSWELL COURT, DOUGLAS AVENUE,

# 1 BEDROOMS £163,500

## INTRODUCTION

This one bedroom apartment is located on the first floor of this very popular development and situated within easy access to the fabulous communal roof terrace, and therefore benefiting from not only the opportunity to 'keep an eye' on life to the front of Roswell Court but also to enjoy what are quite stunning panoramic coastal views from the terrace, a very pleasant place to enjoy a coffee or a glass of wine in the evening.

This is a delightful one bedroom apartment that is beautifully presented throughout. A welcoming living room has a Juliette balcony, there is a well fitted kitchen complete with a host of integrated appliances, the excellent double bedroom has a built-in wardrobe with sliding mirrored doors, and a modern bathroom with both bath and separate walk in shower. A lift service provides access to the excellent communal facilities of Roswell Court.

Constructed in 2013 by multi award-winning McCarthy Stone and occupying an enviable position with expansive sea views, Roswell Court provides a fantastic lifestyle living opportunity for the over 70's. A 'Retirement Living Plus' development designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent staff and Estate Manager who oversees the smooth running of the development. Homeowners benefit from an hour of free domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge of £25 per night applies. The development features excellent communal facilities including a homeowner's lounge, restaurant with a fantastic, varied, daily table-service lunch, laundry, scooter store and landscaped gardens backing with views to the coast. The fantastic roof terrace with furniture proves a very popular meeting point in favourable weather and from which panoramic views are enjoyed. There is a path from the development leading down to Exmouth cricket ground and the sandy beach.

Roswell Court is proud to be winner of Housing for Older People with Care Award 2019.

## ENTRANCE HALL

A spacious hallway having a solid Oak veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, large walk-in store/airing cupboard with light and shelving and housing the Gledhill boiler

supplying domestic hot water and concealed 'Vent Axia' heat exchange unit. A feature glazed panelled door leads to the living room.

## LIVING ROOM

This is a welcoming and spacious room having a 'Juliette' balcony providing an interesting outlook over both the entrance to Roswell Court and of the activity in Douglas Avenue beyond. There is a focal point fireplace with an inset electric fire, two ceiling light fittings and a feature glazed panelled door leads to the kitchen.

## KITCHEN

With a double-glazed window to the front elevation, excellent range of 'maple effect' effect fitted units with contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with stainless steel chimney extractor hood over, waist-level double oven and concealed fridge and freezer. Ceiling spot light fitting, tiled walls and tiled floor.

## DOUBLE BEDROOM

A double-glazed window with a street scene outlook, the bedroom enjoys a deep recess a perfect for a dressing table or desk. There is a built-in wardrobe with hanging rail, shelving and mirror-fronted sliding doors, ceiling light fitting.

## BATH & SHOWER ROOM

Modern white sanitary ware comprising; panelled bath, walk-in level access shower, close-coupled WC, vanity wash-hand basin with under-sink storage and mirror with strip light and shaver point over. Extensively tiled walls, electric heated towel rail/radiator, emergency pull cord and ceiling spot light.

## FURTHER INFORMATION

There are communal landscaped gardens with a, predominantly Southerly aspect, from which coastal views can be enjoyed, a path leads down past the cricket ground through 'The Maer' and to the beach. Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability). All internal apartment doors are quality Oak veneered. In addition to the excellent underfloor heating there is an economic 'Vent Axia' heat recovery (heat exchange) system utilising the hot air generated within the property and recirculating this back into the principle rooms.

## SERVICE CHARGE

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment

- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service charge: £10,164.12 per annum (for financial year end 31/03/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## LEASEHOLD

Ground Rent: £435 per annum  
Ground Rent Review Date: June 2027  
Leasehold 125 Years from June 2012

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

