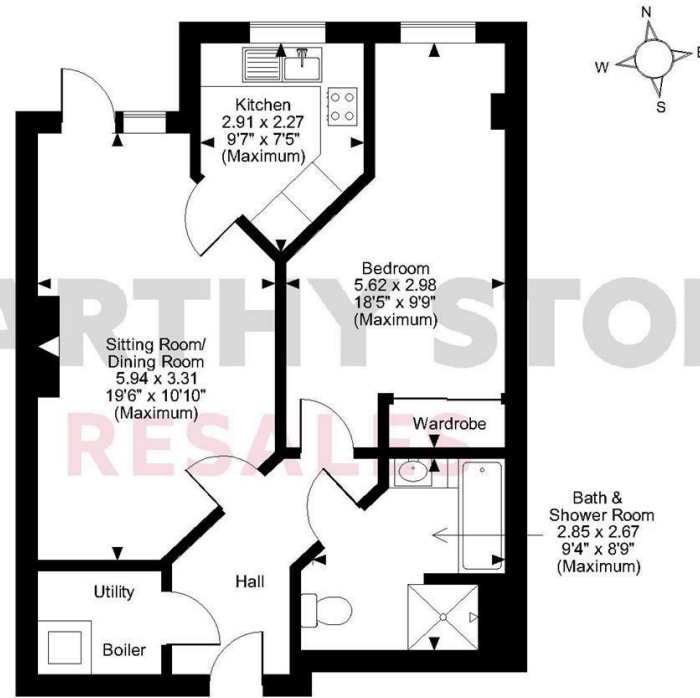


Roswell Court, 8 Douglas Avenue, Exmouth, Devon
 Approximate Gross Internal Area
 574 Sq Ft/53 Sq M



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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McCARTHY STONE
 RESALES

McCARTHY STONE RESALES

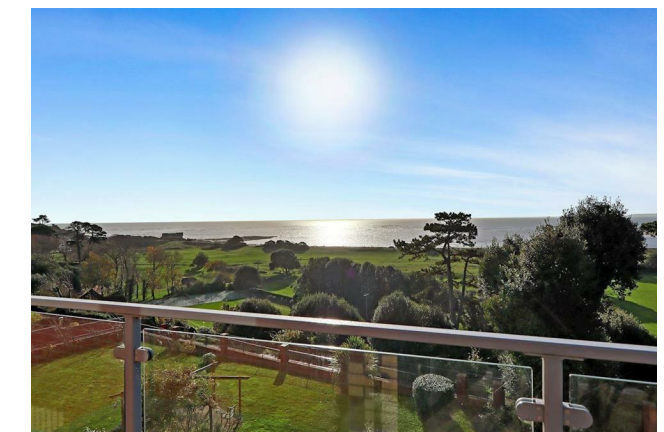
2 ROSWELL COURT DOUGLAS AVENUE, EXMOUTH, EX8 2FA



COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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A beautifully presented ground floor apartment situated within this 'Retirement Living Plus' development that offers an on site restaurant, homeowners lounge and stunning coastal views from the communal roof terrace and landscaped gardens.

ASKING PRICE £175,000 LEASEHOLD

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

ROSWELL COURT, DOUGLAS AVENUE, EXMOUTH

1 BED | £175,000

INTRODUCTION

Constructed in 2013 by renowned retirement home specialists 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.

It's so easy to make new friends and to lead a busy and fulfilled life at Roswell court; there are always plenty of regular activities to choose from including; an art group, fitness classes, tai chi, coffee mornings, bridge club, games and quiz nights, themed events and occasional organised trips to the theatre, coast and country. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

The property enjoys excellent communal facilities including a homeowner's lounge, restaurant with a fantastic, varied and subsidised daily table-service lunch, laundry, mobility scooter store and landscaped gardens with views to the coast. A fantastic roof terrace 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.

Apartment 2 at Roswell Court is located on the ground floor and therefore conveniently positioned for the main amenities of the development. A spacious living room opens onto a small patio at the front of the development, there is an excellent double bedroom, a well fitted kitchen complete with integrated appliances and a modern wet room with bath and level access shower.

ENTRANCE HALL

A spacious hallway with ample wall space for hall furniture 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, walk-in boiler cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water and concealed 'Vent Axia' heat exchange unit. Feature glazed panelled door leads to the Living Room

LIVING ROOM

A fully double-glazed door and matching side-panel opens onto a small patio. There is a focal point fireplace with a 'pebble effect' electric fire, two ceiling light fittings and a feature glazed panelled door leading to the kitchen.

KITCHEN

With an electrically operated double-glazed window Excellent range of pale wood effect fitted wall and base units with contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed hob with stainless steel chimney extractor hood over, high level double oven and concealed fridge and freezer. Ceiling spot light fitting, extensively tiled walls and tiled floor.

DOUBLE BEDROOM

Double-glazed window, built-in wardrobe with hanging rail, shelving and mirror-fronted sliding doors. Two ceiling light fittings.

BATHROOM & SHOWER ROOM

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

SERVICE CHARGE

The service charge includes -

- One hours domestic support a week
- 24/7 Estates Team
- Cleaning of communal windows and exterior of apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system

- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To 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).

LEASEHOLD

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

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.

ADDITIONAL INFORMATION & SERVICES

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

