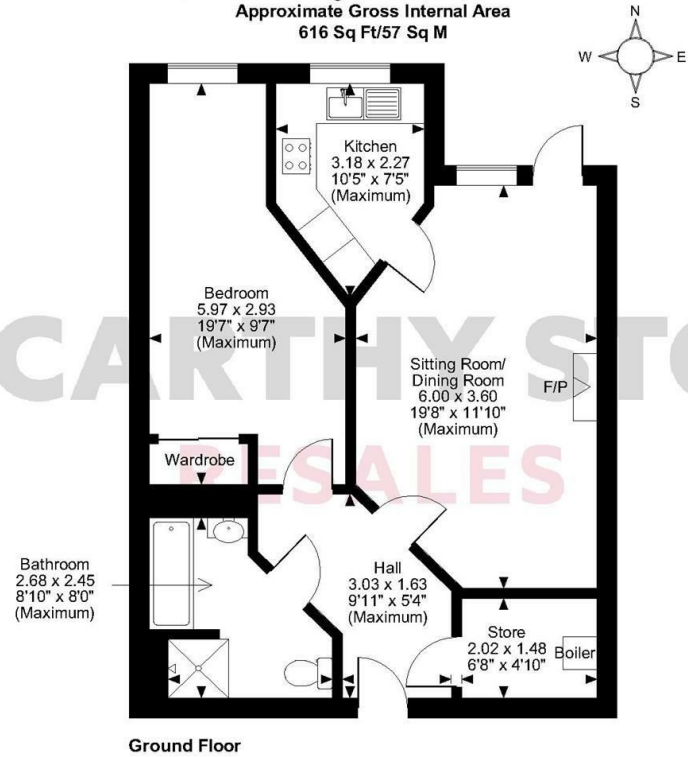


Roswell Court, Douglas Avenue, Exmouth, Devon  
Approximate Gross Internal Area  
616 Sq Ft/57 Sq M



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

## 7 ROSWELL COURT DOUGLAS AVENUE, EXMOUTH, EX8 2FA



### 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>                            |  | 80      | 80        |
| (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 |  |         |           |



# McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



\*JOIN US FOR COFFEE & CAKE – THURSDAY 6TH JUNE – 10am – 4pm – BOOK YOUR PLACE TODAY!\*

Having been recently re-decorated and re-carpeted, this one bedroom ground floor retirement apartment is very well presented and is situated close to all the fantastic communal facilities, such as the restaurant and homeowners lounge.

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

**PRICE REDUCTION**

**ASKING PRICE £160,000 LEASEHOLD**

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

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

# ROSWELL COURT, DOUGLAS AVENUE,

# 1 BEDROOMS £160,000

## 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 domestic assistance each week (included within the service charge) 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 7 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 a 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.

## DOUBLE BEDROOM

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

## BATH & SHOWER ROOM

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

## PARKING

Parking is available by annual permit (subject to availability) at a cost of £250 per annum.

## 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: £10,164.07 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

## 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.

