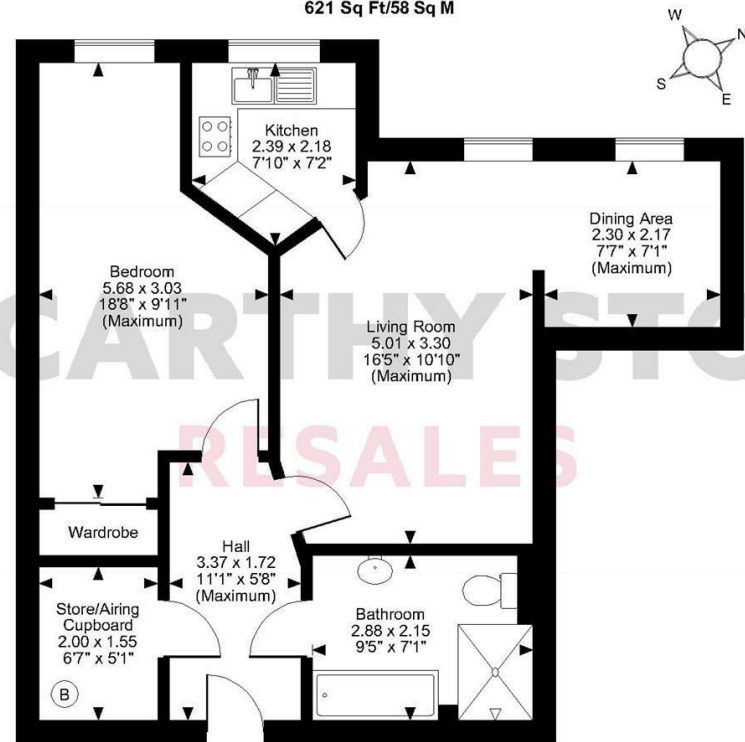


Roswell Court, Douglas Avenue, Exmouth, Devon  
Approximate Gross Internal Area  
621 Sq Ft/58 Sq M



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>	<b>80</b>	<b>80</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		

**McCARTHY STONE**  
**RESALES**

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**McCARTHY STONE**  
**RESALES**

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



Larger than average top floor, one bedroom retirement apartment with 'L' shaped living room with dining area. Located close to the lift that serves all floors.

\*Energy Efficient\* \*On Site Restaurant\* \*Pet Friendly\*

**ASKING PRICE £185,000 LEASEHOLD**

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

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

# ROSWELL COURT, DOUGLAS AVENUE, EXMOUTH

## 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.

The development features excellent communal facilities including a homeowners' lounge, restaurant with a fantastic, varied, daily table-service lunch, laundry room, scooter store and landscaped gardens with views to the coast. The fantastic roof terrace with furniture proves a very popular meeting point in favourable weather from which panoramic views are enjoyed. 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.

Homeowners benefit from an hour of 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 per night applies.

## THE LOCAL AREA

Exmouth is a lively port town and seaside resort, situated on the east coast of Devon, where the River Exe meets the sea. As well as a harbour, it boasts two miles of golden sandy beaches and is the gateway to the breath-taking Jurassic coast.

The area offers plenty of opportunities to get out into the great outdoors, with abundant cycling and walking trails nearby, including the spectacular South West Coastal path. Exmouth is a wildlife hotspot with thousands of birds spending winter on the estuary at Exmouth Nature Reserve. Exmouth is also a popular spot for water sports.

As well as a range of pubs and eateries, historic Exmouth has an indoor market, plenty of shopping opportunities and a Blue Plaque heritage trail. There are festivals aplenty too, with the annual Exmouth Festival of arts and music, the Kite Festival in August and, for seafood lovers, the Spirit of the Exe and Exmouth Mussel Festival in September.

Travelling further afield couldn't be easier either. Exmouth Train Station is in the centre of the town and you can be in London Paddington in around three and a half hours. By road, Exmouth is only 8 miles from the M5 and 11 miles from Exeter, which has an international airport

## NO.50

This larger than average one bedroom apartment is located on the top 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. There is a welcoming 'L' shaped living room with dining area, 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 has both bath and separate walk in shower. A lift service provides access to the excellent communal facilities of Roswell Court.

## 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

A welcoming room with a full length window to the front elevation plus a further window, making this a bright and airy space. TV and BT points, raised plug sockets for ease of use. A feature glazed panelled door leads to the kitchen.

## KITCHEN

Double-glazed window. Excellent range of 'maple effect' fitted units with contrasting laminate worktops and incorporating a stainless-steel inset sink unit. Integrated appliances comprise; a four ringed halogen hob with stainless steel chimney extractor hood over, waist-level oven and concealed fridge and freezer. Ceiling spotlight fitting, tiled walls and tiled floor.

## DOUBLE BEDROOM

Benefitting from a built-in wardrobe with hanging rail, shelving and mirror-fronted sliding doors.. TV and BT points, raised plug sockets for ease of use.

## BATH/SHOWER ROOM

A large room with modern white sanitary ware 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 walk-in level access shower. Extensively tiled walls and vinyl flooring, electric heated towel rail/radiator and emergency pull cord.

## PARKING

Car parking is available with a yearly permit at a charge of around £250 per annum, subject to availability.

## THE RESTAURANT

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Roswell Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

## SERVICE CHARGE (BREAKDOWN)

What your service charge pays for:

- Underfloor heating in individual apartments
- 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

# 1 BED | £185,000

- 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).

## LEASE INFORMATION

Ground Rent: £435 per annum

Ground Rent Review date: June 2027

Lease Length: 125 years from the 1st 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.

