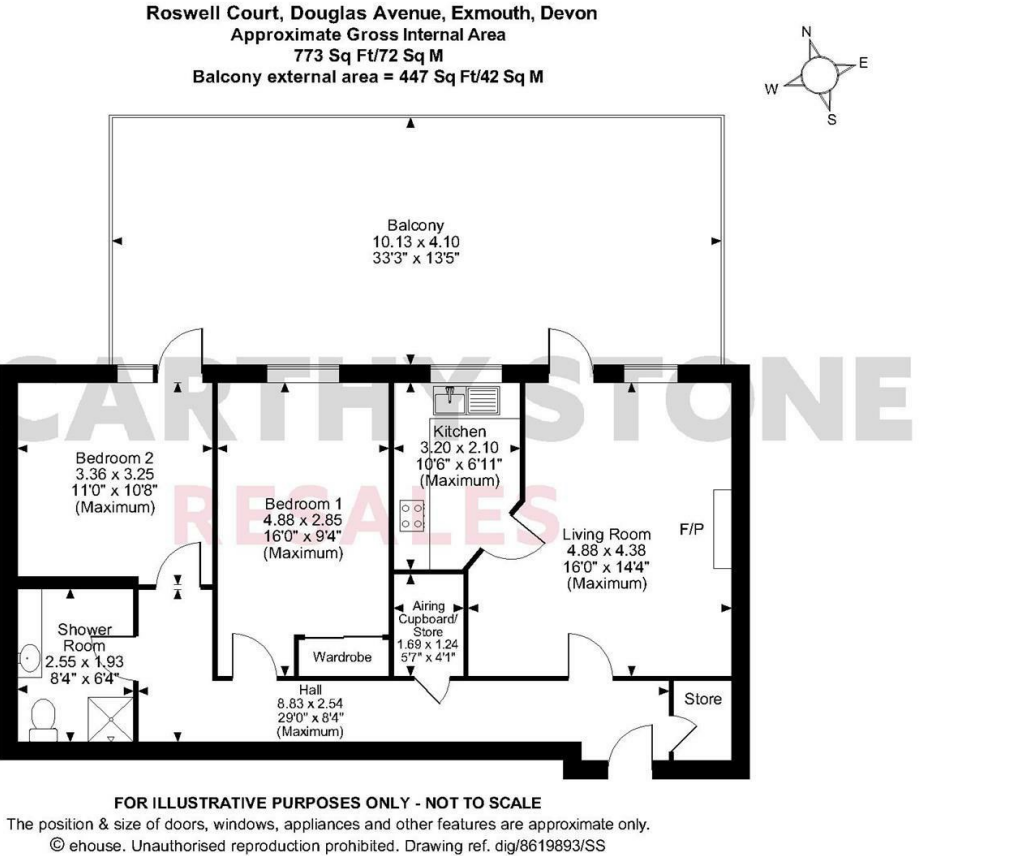


35 Roswell Court

Douglas Avenue, Exmouth, EX8 2FA



Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £455,000 Leasehold

Located in an enviable position within this beautiful development, this two bedroom, top floor retirement apartment has the largest balcony within the development and enjoys stunning coastal views.

Energy Efficient *Pet Friendly* *On Site Restaurant*

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.



Roswell Court, Douglas Avenue, Exmouth

Roswell Court

Constructed in 2013 by multi award-winning McCarthy Stone and occupying an envious 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 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 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. 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.

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.35

Located on the top floor of this popular development, is this well presented two bedroom apartment having the largest balcony within the development! overlooking the landscaped communal gardens and with stunning views over the Maer Nature Reserve and the coast this an absolutely prime position to be in. A welcoming living room opens out on to the balcony, there is a well fitted kitchen complete with a host of integrated appliances, two double bedrooms, master with built-in wardrobe, plus a modern shower room with level access 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 and spacious room with access out on to the full width balcony. Feature glazed panel door opens to the kitchen.

Balcony

A stunning area to sit out and enjoy the beautiful view over the landscaped communal gardens, the Maer Nature Reserve and the coast.

Kitchen

With a double-glazed window enjoying those stunning views. 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.

Master Bedroom

Double glazed window. Fitted wardrobe with hanging rail, shelving and mirror fronted doors.

Bedroom Two

This second double bedroom could alternatively be used as a separate dining room, study or hobbies room and has a glazed door with matching side panel opening on to the balcony.

Shower Room

Comprising; level access shower, WC, vanity unit with inset wash-hand basin set in to a unit with extensive storage. Extensively tiled walls, 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)

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
- Underfloor heating to individual apartments

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.

2 Bed | £455,000

Service Charge: £14,210.98 per annum (up to financial year end 31/03/2026).

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: £510 per annum
Ground Rent Review Date: June 2027
Lease Length: 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.

Care & Support

The personal care services available at Roswell Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

