

4 Carousel Court (Exeter)

Cowick Street, Exeter, Devon, EX4 1AB



PRICE: Guide Price £140,000

Lease: 125 from 2001

Property Description:

A ONE BEDROOM RETIREMENT PROPERTY LOCATED ON THE GROUND FLOOR WITH PATIO DOOR ACCESS. Carousel Court was constructed by McCarthy & Stone (Developments) Ltd and is located in the St Thomas district. The development comprises 39 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello response system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property. Please speak to our Property consultant if you require information regarding Event Fee that may apply to this property.

Residents' lounge

Lease 125 years from 2001

24 hour emergency Appello system

Camera entry system(linked to Residents TV)

Battery Scooter re-charge area

Guest Suite - Communal Laundry

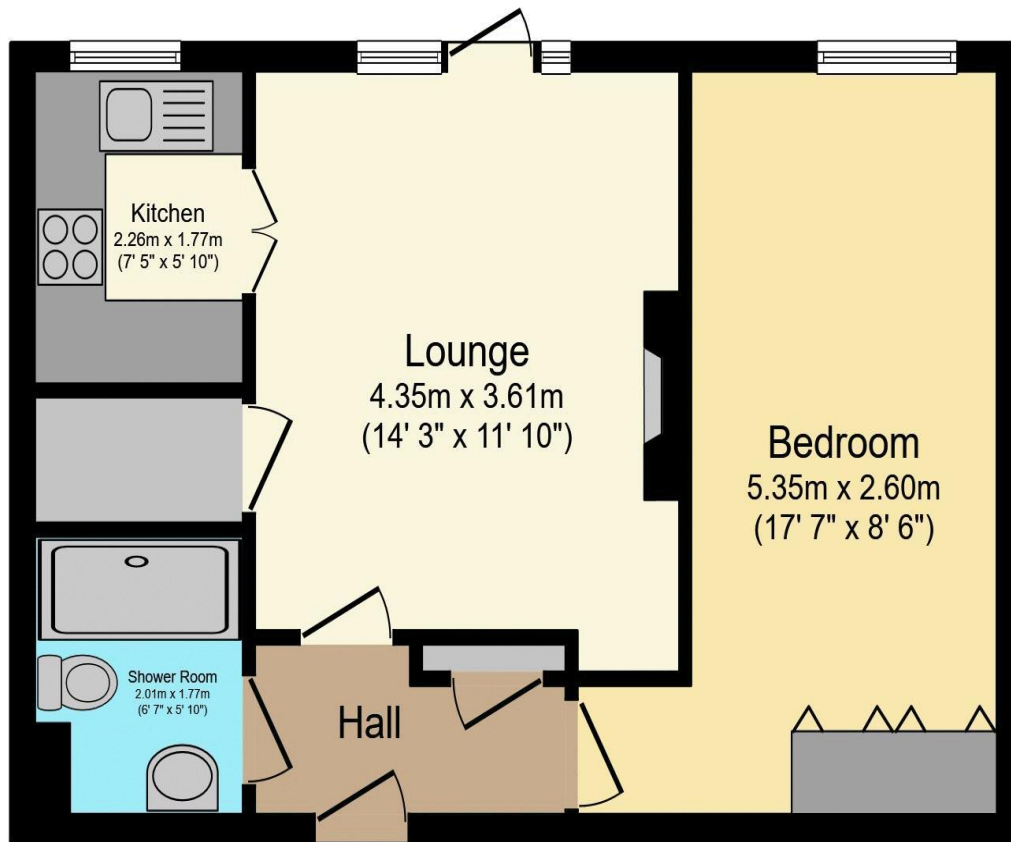
Development Manager

Lift to all floors

Minimum Age 55



**For more details or to make an appointment to view, please contact
Rachel Hazell**



Total floor area 44.0 sq.m. (474 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	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	
www.EPC4U.COM		

For Financial Year Ending:

31/8/25

Annual Ground Rent:

£782.20

Ground Rent Period Review:

2045

Annual Service Charge:

£3,550.02

Council Tax Band:

B

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.