

Orcombe Court, Devon, EX8 2ET



Price: £85,000

Lease: 95 years and 11 months

ONE BEDROOM RETIREMENT PROPERTY LOCATED ON THE SECOND FLOOR Orcombe Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 57 properties in 3 separate blocks, connected by a single storey walkway, 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 call 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 any information regarding Event Fees that

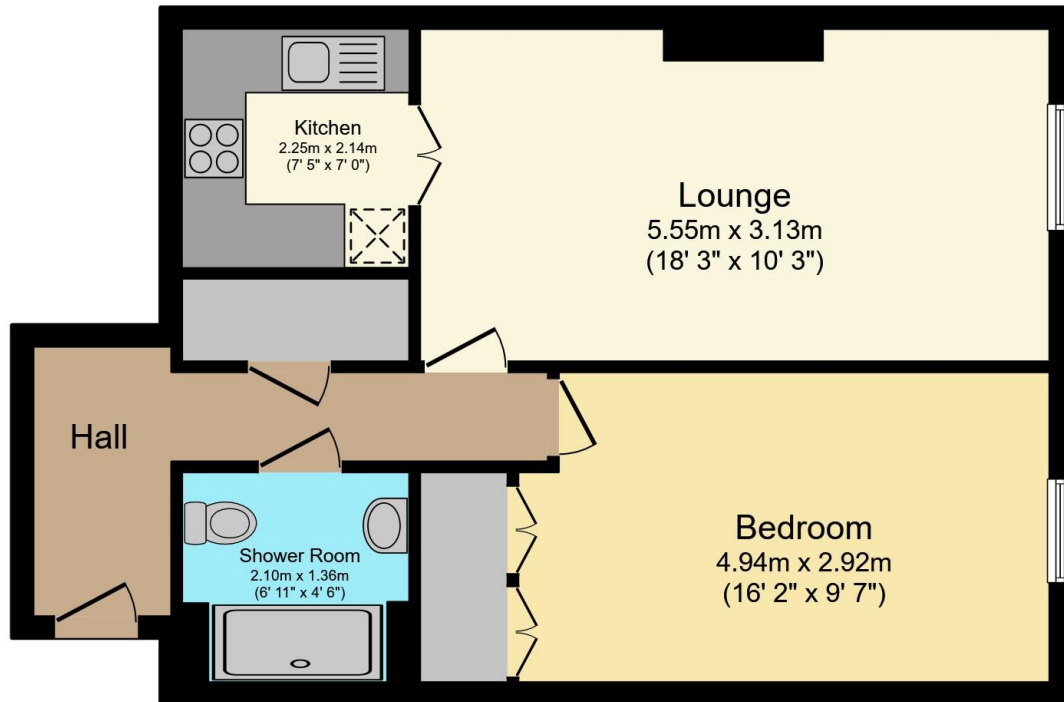
- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello call system
- Video door entry system (linked to owner TV)
- Minimum Age 55
- Guest Suite
- Development Manager
- Lift to all floors
- Lease 125 years from 1996
- Service Charge £3276.56, Ground Rent £520.00
- Transfer Fee = 1% Contingency Fee = 1%



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

Visit us at:

retirementhomesearch.co.uk



Total floor area 53.8 sq.m. (579 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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For Financial Year Ending: 31.8.26

Annual Ground Rent: £520

Ground Rent Period Review: 2040

Annual Service Charge: £3276.56

Council Tax Band: C

Event Fees: 1% Transfer, 1% Contingency

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