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45 Roswell Court, Douglas Avenue,  
Exmouth, EX8 2FA

GUIDE PRICE  
**£295,000**  
TENURE Leasehold



**A Superb Two Bedroom McCarthy & Stone Living Plus Purpose Built Apartment Situated On The Second Floor In The Sought After Development Located In A Highly Desirable Area Close To Exmouth Seafront And Town Centre**

Bright And Spacious Accommodation \* Reception Hall \* Good Size Lounge \* Well Equipped Kitchen \* Two Good Size Bedrooms \* Spacious Bath/Wet Room/Wc \* Under Floor Heating \* Double Glazed Windows \* Excellent Communal Facilities \* Secure Parking \* Parking With Spaces Subject To Availability

## 45 Roswell Court, Douglas Avenue, Exmouth, EX8 2FA

Constructed in 2013 by multi award-winning McCarthy & Stone, Roswell Court occupies an enviable position with expansive sea views and provides a fantastic lifestyle living opportunity for the over 70's. A 'Retirement Living Plus' development designed for independent living with peace of mind provided by caring day-to-day support from excellent staff and an Estate Manager who oversees the smooth running of the development. Door entry security entry system to the main front door. Communal hallway and lifts giving access to all floors. Homeowners benefit from one hour of domestic assistance each week. In addition to this 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 to on site staff and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also a guest suite widely used by visiting family and friends for which a small charge per night applies.

**THE ACCOMMODATION COMPRISES:** The apartment is located on the second floor accessed by private front door with letterbox and spyhole giving access to:

**RECEPTION HALL:** Door entry phone, spacious airing/storage cupboard with light and slatted shelving and housing hot water cylinder and electric consumer unit and meters.

**LOUNGE/DINING ROOM:** 5.44m x 3.58m (17'10" x 11'9") A bright and spacious dual aspect room with uPVC double glazed window to side elevation enjoying a pleasant open outlook and further Upvc double glazed window to front elevation. TV point, telephone point, thermostat control for underfloor heating.

**KITCHEN:** 2.64m x 2.21m (8'8" x 7'3") A well equipped kitchen fitted with a range of quality units and colour coordinated working surfaces with inset stainless steel sink unit with mixer tap over, inset four ring hob with chimney style extractor hood over, range of cupboards and drawer units beneath, built-in oven at eye level height with display surface over, integrated fridge and freezer, wall mounted cupboards with concealed lighting beneath, tiled surrounds, electrically controlled window to side aspect, tiled flooring with underfloor heating.

**BEDROOM 1:** 5.72m x 3.02m (18'9" x 9'11") Spacious room with double glazed window to front aspect, TV point, telephone point, thermostat for central heating, walk-in wardrobe with fitted clothes hanging rail and fitted shelving and light.

**BEDROOM 2:** 4.83m x 2.72m (15'10" x 8'11") Another good size bedroom with thermostat control for underfloor heating, double glazed window to front aspect.

**BATH/WET ROOM/WC:** Fitted with bath with handgrips, wash hand basin set in display surface with cupboards under, fitted mirror and light and shaver socket, shower area with handrail, shower curtain and rail, WC with push button flush, extensively tiled walls, electric heated towel rail.

**TENURE & OUTGOINGS:** The property is held on a 125 year lease from 2012. Annual Service Charge: £13,763.88 pa (£1146.99 pm). Ground Rent: £510.00 pa.

**COMMUNAL FACILITIES:** The development features excellent communal facilities which include a homeowner lounge, restaurant with a delicious, varied, daily table service lunch, laundry room, mobility scooter store, landscaped gardens with views to the coast. The fabulous roof terrace with furniture, planting and seating proves a very popular meeting point in favourable weather from which panoramic views in company of neighbours are enjoyed. A well maintained path leads from the development down to Exmouth cricket ground and beach. An Estate Manager, a domestic team (1 hour included in service charge, additional hours by arrangement), full wheelchair accessibility, personal care packages available from the on-site CQC registered care agency, guest suite, function room with computer and four lifts. Car parking available on site to resident permit holders also visitors parking and spaces available.

### FLOOR PLAN:



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