



Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

35 Admirals Court, Rolle Road, Exmouth, Devon,
EX8 2BH

PRICE **£108,000**
TENURE Leasehold



A Bright And Airy Second Floor Retirement Apartment Located In A Popular Development Close To Exmouth Town Centre And Seafront

Second Floor Retirement Apartment • Close To The Town Centre And Seafront •
Living Room Opening Onto A Balcony • Modern Kitchen With Oven And Hob •
Bedroom With Built-In Wardrobe • Bathroom/WC •
Communal Grounds And Residents Parking • Range Of Facilities Including Resident's
Lounge, Laundry, Guest Suite And Library • 24 Hour Emergency Appello Call System •



PENNYS ESTATE AGENTS

2 Rolle House, Rolle Street, Exmouth, Devon, EX8 2SN

Tel: 01395 264111 EMail: help@pennys.net

35 Admirals Court, Rolle Road, Exmouth, Devon, EX8 2BH

Admirals Court was constructed by Messrs McCarthy and Stone and comprises 39 properties arranged over three floors, each served by a lift and stairs. The house manager can be contacted from various points within each property in case of an emergency. For periods when the house manager is off duty there is a 24 hour emergency careline response system. It is a condition of the purchase that residents be over 60 years of age and in the event of a couple, one must be over 60 and the other over 55.

THE ACCOMMODATION COMPRISES: Communal entrance door with remote entry system leading to:

COMMUNAL RECEPTION HALL: Stairs and lift to:

SECOND FLOOR: Private entrance door leading to:

ENTRANCE HALLWAY: Alarm pull cord; built in meter cupboard; large walk in airing/storage cupboard.

LIVING ROOM: 16' 10" x 10' (5.13m x 3.05m) Electric storage heater; telephone point; television aerial point; alarm pull cord; twin glazed door leading to the kitchen; double glazed door with matching side panel window leading on to the BALCONY providing an outlook over the communal gardens and Salterton Road.

KITCHEN: 7' 4" x 5' 10" (2.24m x 1.78m) Double glazed window to the side aspect fitted with a modern range of units comprising single drainer stainless steel sink unit set in roll edge work top surface with a tiled splash back; built in electric oven; inset four ring electric hob with cooker hood over; appliance space; extractor fan; alarm pull cord.

BEDROOM: 13' 5" x 9' (4.09m x 2.74m) Double glazed window overlooking the Salterton Road; built in wardrobe/storage cupboard with bi-fold mirror fronted doors; electric storage heater; television aerial point; telephone point; alarm pull cord.

BATHROOM/WC: A modern suite comprising panelled bath with built in shower with glazed shower screen over; vanity wash hand basin with storage cupboard below; wall mounted mirror and shaver/light point over; close coupled WC; ceramic wall tiling; extractor fan; wall mounted electric fan heater.

OUTSIDE: Admirals Court stands in attractive, well kept communal grounds with a Residents Parking Area.

COMMUNAL FACILITIES: Residents of Admirals Court have the use of a pleasant residents lounge area with kitchen facilities. There is also use of a laundry room, residents library, guest bedroom suite, and a House Manager on call, coupled with 24 hour emergency care line support.

TENURE AND OUTGOINGS: We understand that the property is held on a 125 year lease from 2002. Service charges to be confirmed.

FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2016

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		