



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(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	

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Apartment 4 Pincombe Court,  
Buckingham Close, Exmouth, EX8 2JB

GUIDE PRICE  
**£325,000**  
TENURE Leasehold



**A McCarthy & Stone Built Lifestyle Two Bedroom Luxury Apartment Situated On The Ground Floor Of This Select Development With Impressive Communal Areas, Good Size Patio Sun Terrace, Well Tended Communal Gardens And Secure Parking Space Enjoying A Convenient Location Close To A Range Of Amenities**

Spacious Reception Hall • Lounge/Dining Room • Well Equipped And Stylish Kitchen With Range Of Built-In Appliances • Two Double Bedrooms - Main Bedroom With Walk-in Dressing Room & Bathroom/Wc • Second Bedroom With Walk-in Wardrobe  
Main Stylish Shower Room/WC • Under Floor Heating  
Double Glazed Windows • No Onward Chain



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An age-exclusive development of 30 spacious two bedroom apartments suitable for people over the age of 55, giving both the independence and lifestyle that most wish to maintain. 'Lifestyle Living' is designed so that you can spend less time looking after your property so you're free to spend more time living your life. Every 'Lifestyle Living' apartment is deliberately designed to be easy and cost effective to run. All routine maintenance to the building and grounds is taken care of with the costs covered by the annual service charge which includes window cleaning, gardening and the general upkeep of the outside of the building and communal areas and includes water rates, leaving you to enjoy a virtually maintenance free lifestyle doing the things you'd rather be doing.

**THE DEVELOPMENT:** Management Service paid for through your service charge to include buildings insurance, security lighting for the communal areas internally and externally, window cleaning, cleaning of communal areas, up keep of the gardens and water rates. 24 Hour Emergency Call System. Should you need assistance day or night.

**THE ACCOMMODATION COMPRISES:** Communal entrance with stairs and lift to all floors. Apartment 4 is located on the GROUND FLOOR and accessed via own private front door with spy hole and letter box leading to:

**SPACIOUS RECEPTION HALL:** Wall mounted remote control door entry system; thermostat control for under-floor heating; good size storage cupboard housing the electric consumer unit, electric meters and Dimplex water control system.

**UTILITIES CUPBOARD:** A cupboard housing Vent Axia ventilation system which provides air filtration into all rooms and space for washer dryer.

**LOUNGE/DINING ROOM:** 20' 1" x 14' 9" (6.13m x 4.49m) A most spacious room with double glazed double doors with picture windows to either side opening onto the patio sun terrace and further single patio door giving access to further patio area; television/satellite/telephone point; under-floor heating; opening to:

**KITCHEN/BREAKFAST ROOM:** 10' 9" x 8' 10" (3.28m x 2.70m) A high quality and well-equipped kitchen fitted with a range of wood effect work top surfaces with matching splashback and incorporating a small breakfast bar area; range of base cupboards, drawer units, integrated dishwasher beneath work tops; integrated fridge and freezer; pull-out larder style cupboard; inset induction hob with glass splashback and stainless steel chimney style extractor hood over with light; inset single drainer sink unit with mixer tap and additional glass splashback; built-in oven and microwave; ceiling spotlighting and plinth lighting; Vinyl wood effect flooring.

**BEDROOM ONE:** 18' 2" x 9' 7" (5.54m x 2.92m) A most spacious main bedroom with double glazed window to; impressive walk-in wardrobe with light, fitted shelving and clothes rail; under-floor heating and thermostat control for under-floor heating; television and telephone points.

**EN-SUITE BATHROOM/WC:** 2.74m x 2.26m (9'0" x 7'5") A stylish suite fitted with an ease of access bath with mixer tap and shower unit over with fixed rainfall shower head hose and detachable shower head hose; curved shower splash screen; wash hand basin set in display surface with cupboards and WC with dual push button flush; tiled splashback; mirror-fronted medicine cabinet over; extensively tiled walls; colour coordinated tiled flooring with under-floor heating. Linen cupboard with slatted shelving; ceiling extractor fan; electrically heated towel rail.

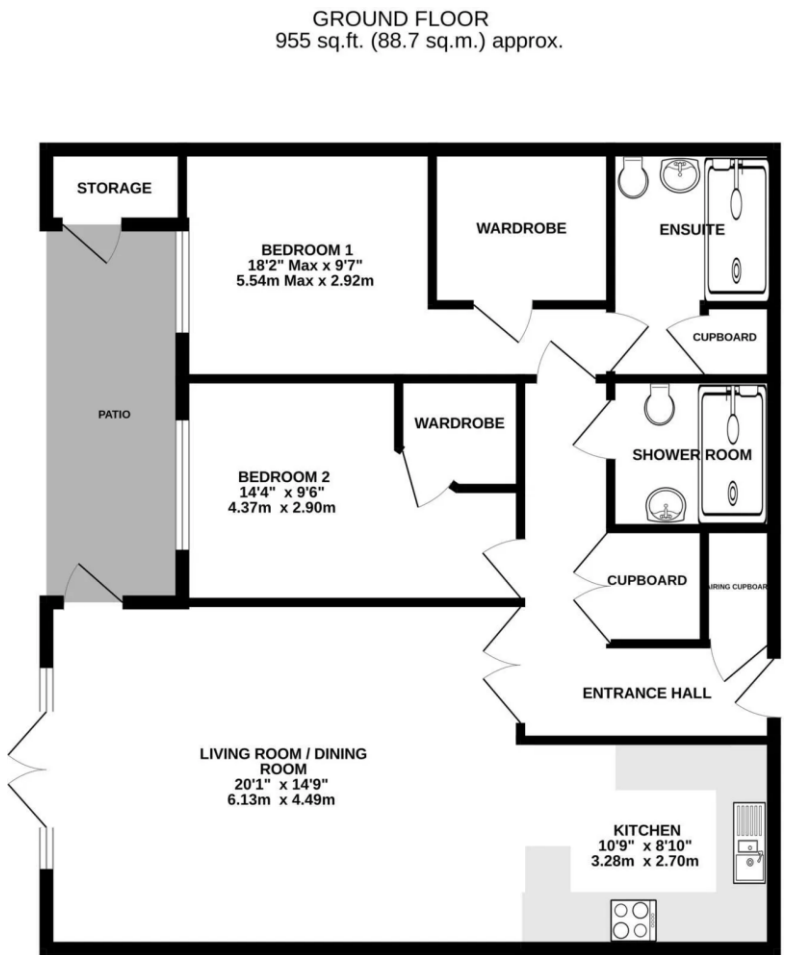
**BEDROOM TWO:** 14' 4" x 9' 6" (4.37m x 2.90m) A good size second bedroom with double glazed window; walk-in wardrobe with clothes rail and shelving unit and fitted drawer units, with light connected; television and telephone points; floor heating and thermostat control for under-floor heating.

**SHOWER ROOM/WC:** 2.24m x 2.08m (7'4" x 6'10") Luxuriously appointed and comprising of an over-sized shower with shower unit with both fixed and detachable shower heads; wash hand basin with chrome mixer tap and drawer units beneath; WC with concealed cistern and display surface over; attractive extensively tiled walls; colour coordinated tiled flooring with under-floor heating; wall mounted mirror-fronted medicine cabinet, ceiling extractor fan.

**OUTSIDE:** The property benefits from an allocated parking space in the parking area which is accessed via a secure gated entrance. There are delightful communal gardens with seating areas. The apartment also benefits from its own SUN TERRACE which provides access to a store cupboard.

**TENURE & OUTGOINGS:** We understand that the property is held on a 999 year lease with approximately 993 years remaining. Service charge: To be confirmed. Ground rent: £247.10 every six months.

FLOOR PLAN:



PINCOMBE COURT, EXMOUTH  
TOTAL FLOOR AREA: 955 sq.ft. (88.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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