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7 Admirals Court, Rolle Road, Exmouth,
EX8 2BH

GUIDE PRICE
£120,000
TENURE Leasehold



**A Well Presented Upper Ground Floor One Bedroom Retirement
Apartment Situated In A Much Favoured Development Close To Exmouth
Town Centre & Sea Front**

Lounge/Dining Room • Double Bedroom With Built-In Wardrobes • Kitchen
Shower Room/WC • Excellent Communal Facilities • House Manager
Colourful Communal Gardens

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

Admirals Court was constructed by McCarthy and Stone and is arranged over three floors, each served by a lift and stairs. There are superb communal facilities which include a residents lounge, laundry room, library, a guest bedroom suite and attractive communal gardens. 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: Own private front door with letterbox giving access to:

RECEPTION HALL: With access to good size airing cupboard housing water tank; further cupboard housing meters; coved ceiling; careline cord and intercom system.

LOUNGE/DINING ROOM: 19' 9" (6.02m) x 10' 8" (3.26m) Double glazed window and double glazed door leading to patio sun terrace; television point; modern Haverland electric heater; glazed panelled double doors opening to:

KITCHEN: 8' 5" (2.57m) x 7' 7" (2.31m) Fitted with patterned work top surfaces with tiled surrounds; inset single drainer stainless steel sink unit; range of base cupboards, drawer units and appliance space beneath work surfaces; inset four ring halogen hob with extractor hood over; built-in oven with cupboards above and below; wall units at eye-level; electric wall heater; care line cord; double glazed window.

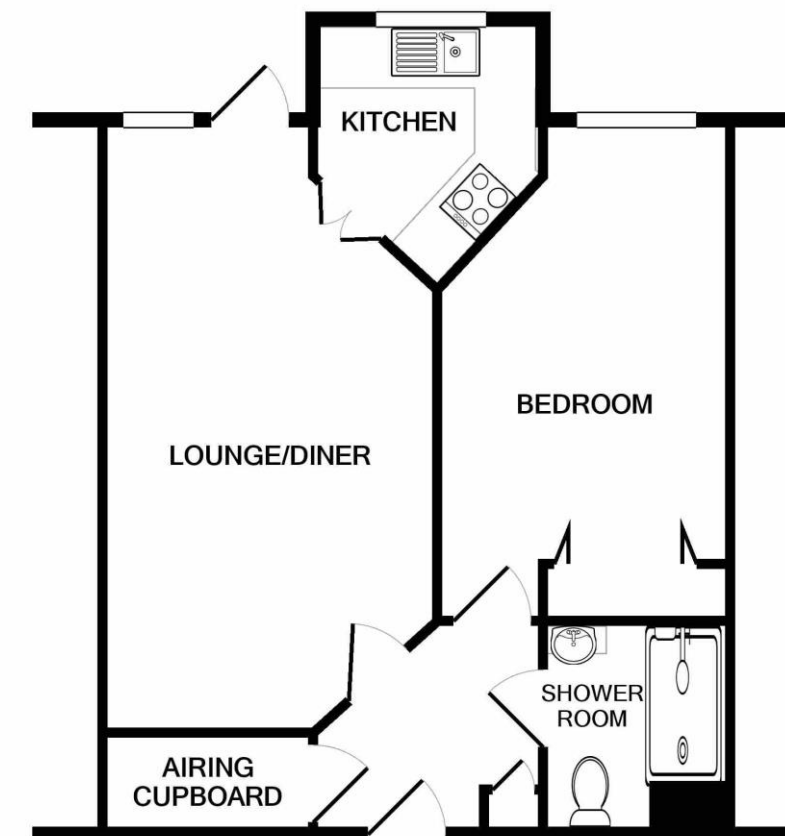
DOUBLE BEDROOM: 15' 9" (4.8m) x 9' 3" (2.82m) Double glazed window to front aspect; built-in mirror fronted double wardrobe; careline cord; coved ceiling; modern Haverland electric heater.

SHOWER ROOM/WC: Comprising of a double width shower cubicle with shower unit and splash screen; wash hand basin set in display surface with cupboards beneath, fitted mirror and light / shaver socket over; WC; fully tiled walls; extractor fan; coved ceiling; electric wall heater; electric towel rail.

OUTSIDE: Admirals court enjoys areas of communal gardens that surround the property and a communal parking area.

TENURE AND OUTGOINGS: We understand that the property is held on a 125 year lease from October 2002. The annual service charge is approximately £3820.58 per annum (£1910.29 paid six monthly). Ground Rent: £838.20 per annum (£460.10 paid six monthly).

FLOOR PLAN:



TOTAL APPROX. FLOOR AREA 592 SQ.FT. (55.0 SQ.M.)

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

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