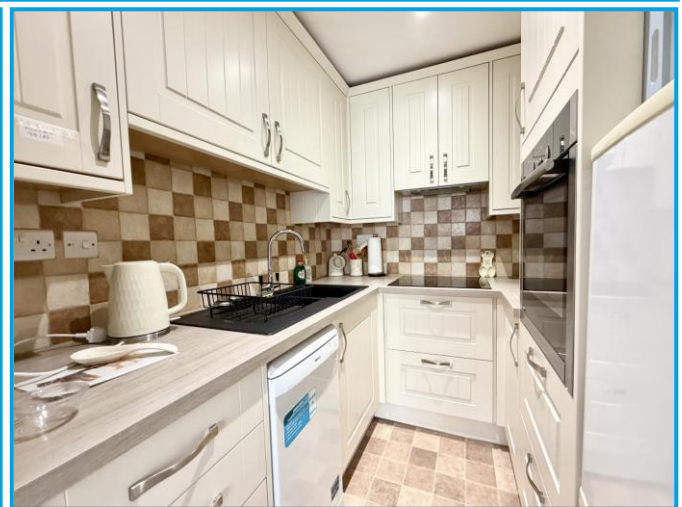


**Guide Price £90,000**

**Flat 3, Glenorchy Court, Exeter Road, Exmouth, EX8 1PJ**



- 2 Bedroom Ground Floor, Purpose Built Retirement Apartment • Centrally Located, A Short Stroll From The Town Centre • uPVC Double Glazed Throughout • Living Room With Patio Doors To Communal Courtyard • Modern Refitted Kitchen • Modern Refitted Shower Room • Early Viewing Advised • NO ONWARD CHAIN



Communal front entrance door with security entry phone system, leading to:

#### **Communal Hallway**

Access to LAUNDRY ROOM. Lift and stairs to all floors. Own private front entrance door leading to:

#### **Entrance Lobby**

Door leading to:

#### **Entrance Hall**

Airing cupboard housing the hot heater and slatted shelving. Access to insulated loft space, ideal for storage. Dimplex electric storage heater. Doors to:

#### **Living Room 11'8" (3.56m) x 9'4" (2.84m)**

uPVC double glazed French doors to rear leading out to a shared courtyard garden. TV point. Telephone point. Arch to:

#### **Kitchen 7'3" (2.21m) x 6'2" (1.88m)**

Refitted with a modern range of base cupboard and drawer units with eye level units over. Worktop surfaces with tiled splash back. One and a half bowl sink unit. Integrated electric 4 ring hob with cooker hood over. Space for slimline dishwasher and fridge/freezer.

#### **Bedroom 1 11'8" (3.56m) x 8'10" (2.69m)**

Window to rear. Fitted wardrobes with matching bedside cabinets.

#### **Bedroom 2 9'0" (2.74m) x 6'0" (1.83m)**

Window to side. Fitted wardrobes.

#### **Shower Room/WC**

Refitted white suite comprising of a low level walk in double shower cubicle with an electric shower unit over and laminate splash backs. WC with concealed cistern. Wash hand basin with cupboard below. Extractor fan. Heated towel rail.

#### **Externally**

Communal courtyard area located to the rear of the building with raised shrub beds. The courtyard area can be accessed directly from the property being offered for sale.





### Communal Benefits

Glenorchy Court benefits from having a part time, on site house manager as well as an emergency 24 hours a day care line facility. There is also a well equipped LAUNDRY ROOM. Communal Refuse store.

### Tenure

The property is LEASEHOLD. We understand there are approximately 68 years remaining on the lease. Combined Service Charges, Buildings Insurance, Water Bill, Gardener, Window Cleaner of £1,881.53 payable every 6 Months. Ground Rent of £76.96 every 6 months



### Services

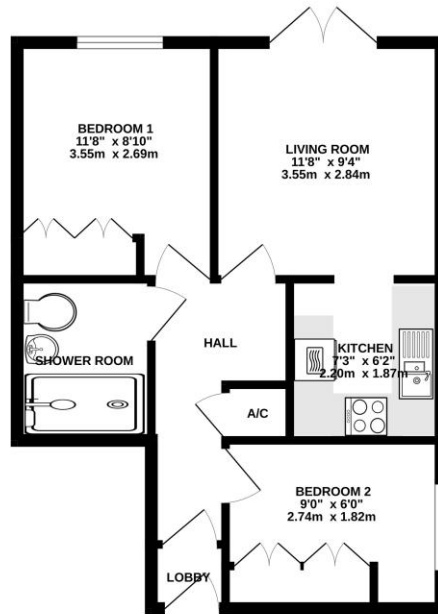
Mains electric, water and drainage connected. Council Tax Band A

### Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification. Please note, residents must be age 55+



GROUND FLOOR



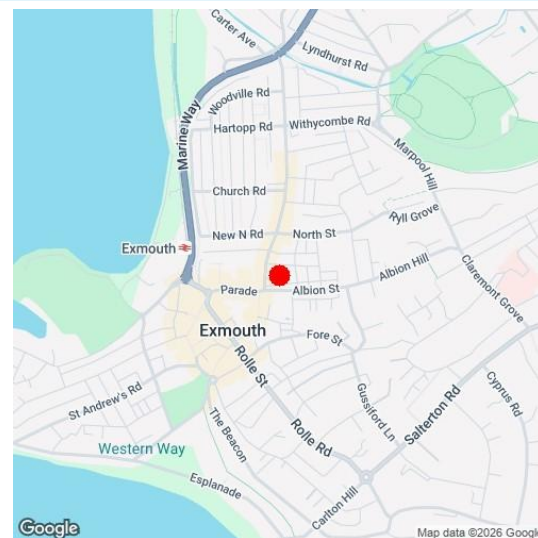
GLENORCHY COURT

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only for prospective purchase. 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 C2026

**Directions**

From our prominent town centre office, on foot, walk through the Magnolia shopping centre and proceed along the right hand side of Exeter Road for a short distance. Take a right hand turning, just past Specsavers into Staple Mews. Glenorchy Court will be found straight in front of you

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
57	72
Not energy efficient - higher running costs	
England & Wales <span style="float: right;">EU Directive 2002/91/EC</span>	



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
TEL: 01395 222350 Email:exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.