

RICHARD BOUD
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BESPOKE ESTATE AGENT



**Roswell Court, Douglas Avenue, Exmouth, EX8
Exmouth**

Guide Price
£267,500

An impressive one-bedroom McCarthy & Stone Living Plus luxury apartment with breathtaking sea views—perfectly positioned in the highly sought-after Roswell Court retirement development. Designed for those aged 70 and over, this home combines contemporary comfort, low-maintenance living, and the very best of the coastal lifestyle.

Step into a bright, welcoming living/dining space that flows seamlessly onto a large private balcony, offering uninterrupted views of Exmouth's coastline—an idyllic spot for morning coffee or evening relaxation. The modern kitchen with built-in appliances is thoughtfully designed for convenience, while the generous double bedroom provides comfort and built-in storage. A stylish bathroom/wetroom/wc with contemporary fittings completes the interior.

Residents enjoy peace of mind and luxury, with secure entry, lifts to all floors, double glazing, central heating, and the full suite of Living Plus amenities. These include landscaped communal gardens, a sociable homeowners' lounge, an on-site restaurant with daily table-service lunch, and a 24-hour emergency call system, ensuring safety and community living in equal measure. There is also a guest suite for family/friends (a small charge applies).

Roswell Court's prime location offers the perfect balance of tranquillity and convenience. Stroll to Exmouth town centre or the seafront, or enjoy nearby cafes, shops, and transport links—all while returning to your serene coastal retreat. This exceptional apartment is perfect for those seeking a relaxed, sociable, and seaside-inspired retirement lifestyle. No onward chain.

SUMMARY OF ACCOMMODATION:

Lift access to the Second Floor:

Private front door to Reception Hall

Lounge/Dining Room: 4.5m (14'9") x 3.1m (10'2")

Private Sun Balcony

Kitchen: 3.0m (9'10") x 2.2m (7'3")

Bedroom: 4.5m (14'9") x 3.2m (10'6")

Bathroom/Wet Room/WC

Outside: Expansive communal landscaped gardens, including a fabulous roof terrace. Mobility scooter store. Car parking is available on site for resident permit holders, and there is also visitor parking.

Tenure: Leasehold. 125 years from 1st June 2012. Vacant possession on completion.

Service Charge: Monthly service charge is £878.66

What your service charge pays for:

An Estate Manager who ensures the development runs smoothly. CQC-registered care staff on-site 24/7 for your peace of mind. 1 hour of cleaning/domestic assistance per week, per apartment. 24-hour emergency call system.

Monitored fire alarms and door camera entry security systems. Maintenance of the four lifts. Heating and lighting in communal areas.

The on-site restaurant's running costs. Daily cleaning of communal areas.

Window cleaning. Maintenance of the landscaped gardens and grounds. Repairs and maintenance to the interior communal areas. Contingency fund, including internal and external redecoration of communal areas. Buildings insurance, water and sewerage rates. Underfloor heating within apartments.

Council Tax Band: B (East Devon District Council).

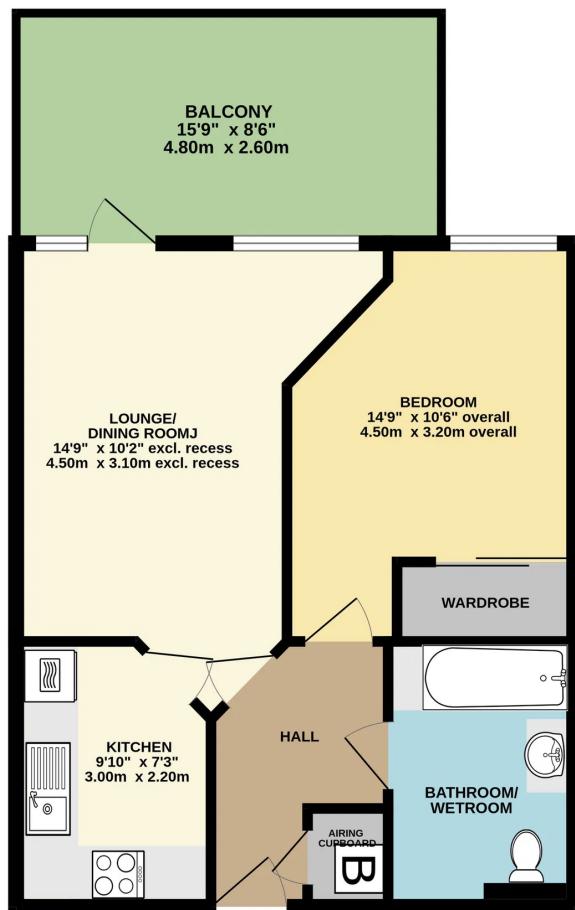
Services: Mains electric, water & drainage. Superfast fibre broadband is available.



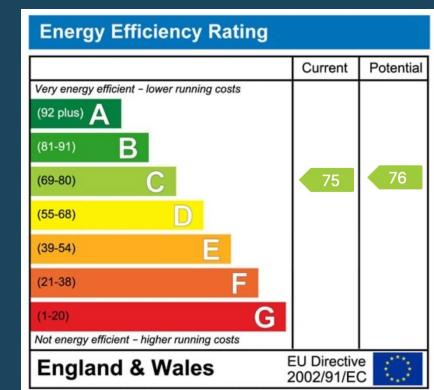


All rooms have been measured with an electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Richard Boud Estate Agent for themselves and the vendors or lessors produce these details in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge when going to press. We are required by law to conduct Anti-Money Laundering checks on all parties involved in the sale or purchase of a property. In line with HMRC's guidance, we take this responsibility seriously to ensure the accuracy and continuous monitoring of these checks. Our partner, Move Butler, will conduct the initial checks on our behalf. They will contact you, and where possible, a biometric check will be sent to you electronically only once your offer has been accepted. As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Move Butler and complete all Anti-money Laundering checks before your offer can be formally accepted. You must also provide evidence of how you intend to finance your purchase before formally accepting any offer.

SECOND FLOOR



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 operation or efficiency can be given.
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