



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	73
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

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.

26 Roswell Court, 8 Douglas Avenue,
Exmouth, EX8 2FA

GUIDE PRICE

£440,000

TENURE Leasehold



A Stunning Two Bedroom McCarthy Stone Retirement Living Plus Purpose Built Apartment Enjoying Breathtaking Sea And Coastline Views With Excellent Communal Grounds And Facilities And Located In The Highly Desirable Area Of Exmouth

Bright And Spacious Accommodation * Attractive Lounge With Access To An Extremely Spacious Balcony Gaining Breathtaking Views * Well Appointed Kitchen * Two Double Bedrooms – Both With Sea Views (Bedroom One With Access To The Balcony) * Refurbished Wet Room/Wc * Underfloor Heating * Double Glazed Windows * Located On The First Floor Of This Highly Desirable Development

26 Roswell Court, 8 Douglas Avenue, Exmouth, EX8 2FA

Constructed in 2013 by multi award-winning McCarthy & Stone, Roswell Court occupies an envious position with expansive sea views and provides a fantastic lifestyle living opportunity for the over 70's. A 'Retirement Living Plus' development designed for independent living with peace of mind provided by caring day-to-day support from excellent staff and an Estate Manager who oversees the smooth running of the development. Door entry security entry system to the main front door. Communal hallway and lifts giving access to all floors. Homeowners benefit from one hour of domestic assistance each week. In addition to this there are extensive domestic and care packages available to suit individual needs and budgets. All apartments are equipped with a 24-hour emergency call facility to on site staff and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also a guest suite widely used by visiting family and friends for which a small charge per night applies.

COMMUNAL FACILITIES: The development features excellent communal facilities which include a homeowner lounge, restaurant with a delicious, varied, daily table service lunch, laundry room, mobility scooter store, landscaped gardens with views to the coast. The fabulous roof terrace with furniture, planting and seating proves a very popular meeting point in favourable weather from which panoramic views in company of neighbours are enjoyed. A well maintained path leads from the development down to Exmouth cricket ground and beach. An Estate Manager, a domestic team (1 hour included in service charge, additional hours by arrangement), full wheelchair accessibility, personal care packages available from the on-site CQC registered care agency, guest suite, function room with computer and four lifts. Car parking available on site to resident permit holders also visitors parking and spaces available.

THE ACCOMMODATION COMPRISES: The Apartment is found on the first floor approached via a private front door to:

RECEPTION HALL: With door intercom and emergency pull cord; thermostat control for under floor heating; good size storage cupboard housing water cylinder with light connected also housing electric consumer unit and electric meter.

LOUNGE/DINING ROOM: 6.4m x 3.3m (21'0" x 10'10") plus doorway recess. A spacious room with double glazed picture window and door overlooking giving access to the SUN BALCONY stretching the width of the apartment and gaining stunning views over the communal gardens to the sea with light connected. The LOUNGE/DINING ROOM has TV and satellite point; thermostat control for underfloor heating; door to:

KITCHEN: 2.69m x 2.18m (8'10" x 7'2") Well equipped kitchen with patterned work tops with tiled surrounds; inset one and a half bowl single drainer sink unit with mixer tap; two ring electric hob with stainless steel chimney style extractor hood over with light; built in ease of access oven with display surface over and drawer units beneath; integrated fridge and freezer; wall mounted cupboards; double glazed electrically operated window with deep tiled window sill with views across the communal gardens to the sea beyond; tiled floor with thermostat for under floor heating.

BEDROOM ONE: 5.11m x 3.02m (16'9" x 9'11") Built in double wardrobe with sliding mirror fronted doors with clothes rail and shelf; TV and satellite point; thermostat control for underfloor heating; double glazed window and door giving access to the SUN BALCONY again enjoying lovely views towards The Maer, beach and sea beyond. .

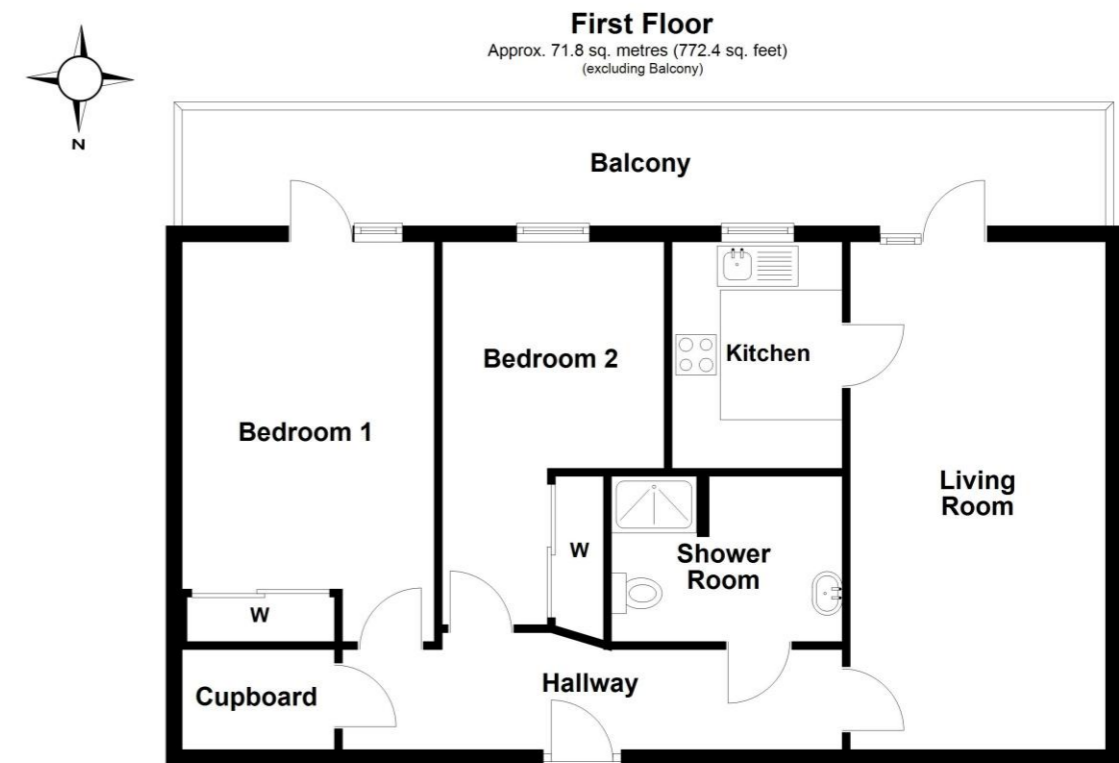
BEDROOM TWO: 4.78m x 2.87m (15'8" x 9'5") maximum overall measurement. A good size second bedroom with built in double wardrobe with mirror fronted sliding doors with clothes rail and shelf; TV point; thermostat control for central heating; double glazed deep sill window again gaining enjoying good coastal views.

WET ROOM/WC: 2.95m x 2.21m (9'8" x 7'3") Stylishly refitted comprising of shower unit; contemporary style wash hand basin with drawers and storage unit beneath; matching floor standing deep drawer unit; colour co-ordinated seating area; fully tiled walls; fitted mirror with light shaver socket over; shaver socket; ceiling extractor fan; under floor heating.

OUTSIDE: Car parking is available with a yearly permit of approximately £250 per annum (subject to availability).

TENURE AND OUTGOINGS: The property is held on a 125 year lease from June 2012. The annual Service Charge we understand is currently £14,100.61 (Review date 31st March 2027) which includes heating and water rates. The annual ground rent is £510 per annum, which is paid in two half yearly instalments (Review date June 2027).

FLOOR PLAN:



Total area: approx. 71.8 sq. metres (772.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk Plan produced using PlanUp.

26 Roswell Court, Douglas Avenue, Exmouth