



East of 
ESTATE AGENTS

Pym Court
Topsham £215,000

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Enjoying a lovely outlook across Topsham Rugby field, this immaculately presented first floor retirement apartment offers stylish, low-maintenance living within the sought-after Pym Court development in Topsham. Newly carpeted throughout and benefiting from a private, south-easterly facing balcony and an allocated parking space, this is an exceptional opportunity for those seeking an independent lifestyle with additional peace of mind.

Beautiful first floor retirement apartment | Exclusively for the over 70s | Private balcony with views over the rugby field and gardens | Allocated parking space | Double bedroom with walk-in wardrobe | Contemporary kitchen and shower room | Newly carpeted throughout | On-site bistro and homeowners' lounge | Guest suite for visitors | 24-hour on-site support

DESCRIPTION

Designed exclusively for the over 70s, Pym Court combines contemporary living with first-class communal facilities and tailored support. Residents enjoy an on-site bistro, elegant homeowners' lounge, wellness suite, landscaped gardens and a guest suite for visiting family and friends. The development is pet friendly and benefits from an Estates Manager together with 24-hour on-site care staff.

The apartment is beautifully presented throughout. A welcoming entrance hall provides useful storage, while the bright sitting room opens onto the private balcony, creating a wonderful spot to enjoy the morning sunshine and peaceful garden views and overlooking the rugby field. The contemporary kitchen is fitted with a comprehensive range of integrated appliances, and the generous double bedroom features a walk-in wardrobe. A stylish shower room with level access shower completes the accommodation.

The service charge includes an extensive range of services designed to make everyday living as effortless as possible, including one hour of domestic assistance each week, 24-hour emergency support, maintenance of the communal areas and gardens, buildings insurance, water rates and lift maintenance.



A particularly valuable feature is the privately owned parking space, rarely available within retirement developments.

LOCATION

Perfectly positioned, Pym Court is just moments from the heart of Topsham, one of Devon's most desirable estuary towns. Renowned for its independent shops, cafés, restaurants and waterside walks, Topsham offers an enviable lifestyle together with excellent transport links. Bus services stop directly outside the development, whilst the nearby railway station provides regular services to Exeter and Exmouth.

AGENT NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Leasehold

Lease start date: 01/01/2022, length of lease 999 from start date

Service charge: £933pcm

Ground rent: £435pa

Management Company: YourLife Management Services Ltd (McCarthy & Stone)

Electricity: Mains

Heating: Electric

Water: Mains

Sewerage: Mains

Council Tax Band: B

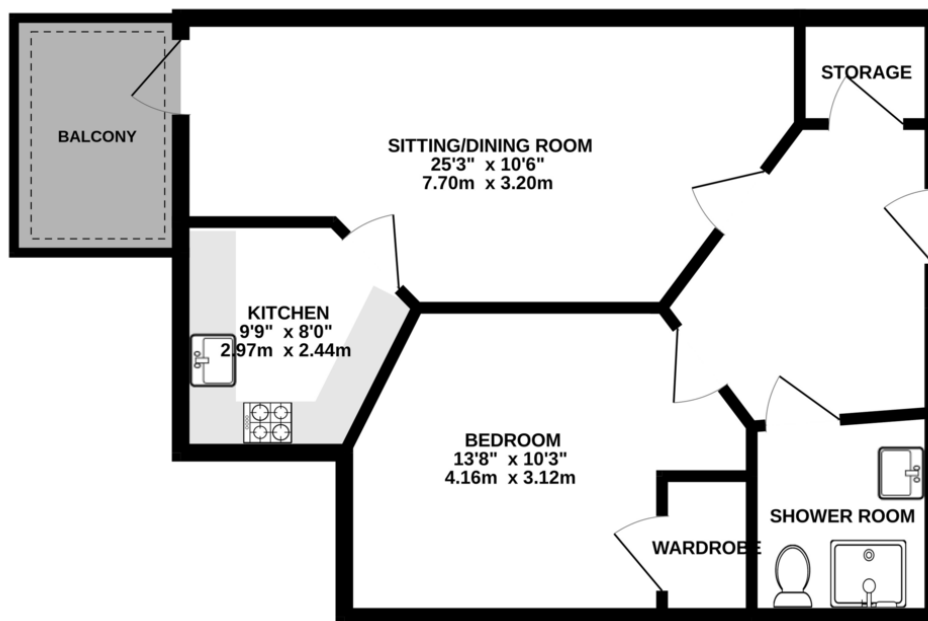
Council: Exeter City Council

Parking: Private allocated parking space

Broadband speed: Ultrafast Full Fibre Broadband available



GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 475 sq.ft. (44.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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