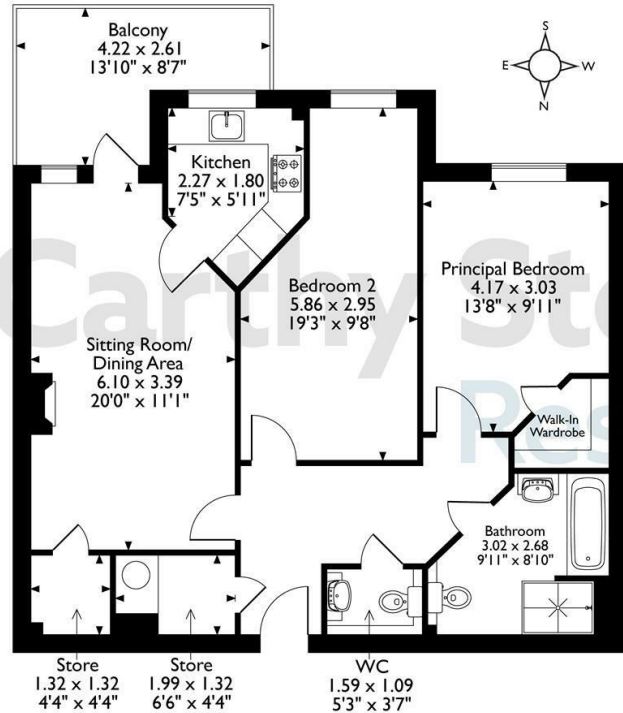


48 Roswell Court, 8, Douglas Avenue, Exmouth, Devon
Approximate Gross Internal Area
78 Sq M/840 Sq Ft



Second Floor
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Registered in England and Wales No. 10716544



48 Roswell Court

Douglas Avenue, Exmouth, EX8 2FA



Asking price £460,000 Leasehold

Beautifully presented, second floor, two bedroom retirement apartment with stunning views from the South facing walk out balcony overlooking the landscaped communal gardens, the Maer Nature Reserve, and the coast.
Energy Efficient *Pet Friendly* *On Site Restaurant*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Roswell Court, Douglas Avenue, Exmouth

Roswell Court

Constructed in 2013 by multi award-winning McCarthy Stone and occupying an envious position with expansive sea views, Roswell Court provides a fantastic lifestyle living opportunity for the over 70's.

A 'Retirement Living Plus' development designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent staff and Estate Manager who oversees the smooth running of the development.

Homeowners benefit from an hour of free domestic assistance each week and 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 and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.

The development features excellent communal facilities including a homeowner's lounge, restaurant with a fantastic, varied, daily table-service lunch, laundry, scooter store and landscaped gardens backing with views to the coast. The fantastic roof terrace with furniture proves a very popular meeting point in favourable weather and from which panoramic views are enjoyed. There is a path from the development leading down to Exmouth cricket ground and the sandy beach.

The Local Area

Exmouth is a lively port town and seaside resort, situated on the east coast of Devon, where the River Exe meets the sea. As well as a harbour, it boasts two miles of golden sandy beaches and is the gateway to the breath-taking Jurassic coast.

The area offers plenty of opportunities to get out into the great outdoors, with abundant cycling and walking trails nearby, including the spectacular South West Coastal path. Exmouth is a wildlife hotspot with thousands of birds spending winter on the estuary at Exmouth Nature Reserve.

As well as a range of pubs and eateries, historic Exmouth has an indoor market, plenty of shopping opportunities and a Blue Plaque heritage trail. There are festivals aplenty too, with the annual Exmouth Festival of arts and music, the Kite Festival in August and, for seafood lovers, the Spirit of the Exe and Exmouth Mussel Festival in September.

Travelling further afield couldn't be easier either. Exmouth Train Station is in the centre of the town and you can be in London Paddington in around three and a half hours. By road, Exmouth is only 8 miles from the M5 and 11 miles from Exeter, which has an international airport.

No.48

This two bedroom, first floor apartment offers beautiful views overlooking the gardens, the Maer Nature Reserve and the coast. The generous size living room opens on to a South facing balcony enjoying the fabulous views, the kitchen is well equipped with integrated appliances and both bedrooms are of a double size, with



the main bedroom having a walk in wardrobe. The bathroom has both a bath and sperate level access shower, and there is a separate cloakroom.

Entrance Hall

A spacious hallway having a solid Oak veneered entrance door with spy-hole. Wall mounted security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door, along with an emergency pull cord. A good size walk-in store/airing cupboard with light and shelving houses the Gledhill cylinder supplying domestic hot water, there is also the concealed 'Vent Axia' heat exchange unit.

Cloakroom

White sanitary ware incorporating a WC and wash hand basin with cupboard below and mirror above. Heated towel rail and tiled floor.

Living Room

A welcoming and spacious room with access out on to the balcony. Feature fireplace with inset electric fire. Door opens to a storage cupboard and a feature glazed panel door opens to the kitchen.

Balcony

A stunning place to sit out and enjoy the beautiful South facing view over the landscaped communal gardens, the Maer Nature Reserve and the coast.

Kitchen

With a large double-glazed window enjoying those stunning views. Excellent range of 'maple effect' effect fitted units with contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with stainless steel chimney extractor hood over, waist level oven, concealed fridge and freezer. Ceiling spot light fitting, tiled walls and tiled floor.

Principal Bedroom

With double glazed window enjoying those stunning sea views. Walk in wardrobe with shelving and hanging rail.

Bedroom Two

A further double bedroom with double glazed window enjoying those stunning sea views. Could alternatively be used as a study/hobbies room.

Bathroom

White suite comprising; panelled bath, separate level access shower, WC, vanity wash-hand basin with under-sink storage and mirror, strip light and shaver point over. Extensively tiled walls and vinyl flooring. Electric heated towel rail/radiator and emergency pull cord.

Parking

Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability)

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

2 Bed | £460,000

Service Charge

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £14,100.61 per annum (up to financial year end 31/03/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Leasehold

Ground Rent: £510 per annum
Ground Rent Review Date: June 2027
Lease Length: 125 years from June 2012

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

