



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	74
(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	
WWW.EPC4U.COM			

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23 Admirals Court, Rolle Road,  
Exmouth, EX8 2BH

GUIDE PRICE  
**£109,950**  
TENURE Leasehold



A One Bedroom Retirement Apartment Quality Located On The First Floor  
Within This Development Close To The Town Centre And Sea Front

Modern Electric Boiler And electric Radiators • Reception Hall  
Lounge/Dining Room With Juliette Style Balcony • Kitchen  
Bedroom • Shower Room/WC • Sought After Development With Excellent  
Facilities Including A Spacious Modern Residents Lounge • Laundry Room,  
Guest Suite, House Manager And 24 House Care Line Support

## 23 Admirals Court, Rolle Road, Exmouth, EX8 2BH

Admirals Court was constructed by McCarthy and Stone and comprises of 38 properties arranged over three floors, each served by a lift and stairs. There are superb communal facilities which include a residents lounge, laundry room, library, a guest bedroom suite and attractive communal gardens. The house manager can be contacted from various points within each property in case of an emergency. For periods when the house manager is off duty there is a 24 hour emergency careline response system. It is a condition of the purchase that residents be over 60 years of age.

**THE ACCOMMODATION COMPRISES:** Communal entrance with door security system giving access to communal areas with stairs and lift to all floors. This apartment is located on the FIRST FLOOR and approached via own private front door with letter box and spy hole leading to the:

**RECEPTION HALL:** Intercom system with elegance care line cord; storage cupboard housing electric meter and electric consumer unit; coved ceiling.

**LOUNGE/DINING ROOM:** 18' 0" x 14' 7" (5.49m x 4.44m) maximum narrowing at one end to 8' 9" (2.67m). A spacious 'L' shaped room with recently installed uPVC double glazed window and double glazed door leading to a JULIETTE STYLE BALCONY which overlooks the communal gardens to the front of the property; television point; telephone point; modern electric radiator; emergency care line cord; coved ceiling; glazed doors with patterned glass leading to the:

**KITCHEN:** 9' 0" x 5' 9" (2.74m x 1.75m) Fitted with a range of patterned work top surfaces with tiled surrounds; range of base cupboards, drawer units and appliance space beneath; inset single drainer sink unit; inset four ring electric hob with extractor hood over; built-in oven with cupboards above and below; wall units at eye-level; electric wall heater; emergency care line cord; recently installed uPVC double glazed window to front aspect.

**BEDROOM:** 13' 6" x 8' 9" (4.11m x 2.67m) A good size bedroom with uPVC double glazed window overlooking the front aspect; built-in mirror fronted wardrobes; modern electric radiator; television point; telephone point.

**SHOWER ROOM/WC:** Comprising of an over-sized shower cubicle with shower unit, hand rails and splashback walls; wash hand basin set in display surface with cabinet beneath, fitted mirror with light/shaver socket over; WC; chrome heated towel rail; fully tiled walls; extractor fan; electric wall heater; coved ceiling; access to airing cupboard with light connected, slatted shelving and housing the electric boiler.

**OUTSIDE:** Admirals Court stands in attractive and well kept communal grounds and also benefits from a RESIDENTS PARKING AREA where spaces are subject to availability.

**TENURE AND OUTGOINGS:** The property is held on a 125 year lease from 1st October 2002. The annual service charge is approximately £3820.58 per annum (£1910.29 paid six monthly). Ground Rent: £838.20 per annum (£460.10 paid six monthly).

## FLOOR PLAN:

### GROUND 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 operability or efficiency can be given.  
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