



33 Hamilton Court, Salterton Road,  
Exmouth, EX8 2BR

GUIDE PRICE

£75,000

TENURE Leasehold



**A Bright Retirement Apartment Located In A Sought After Development  
Enjoying A Convenient Location Close To Bus Route And Within Reach  
Of The Town Centre And Seafront**

Reception Hall \* Lounge/Dining Room \* Kitchen \* Double Bedroom With Built-  
In Wardrobe \* Bathroom/Wc \* Excellent Communal Facilities Including  
Refurbished Residents Lounge \* House Manager Coupled With 24 Hour  
Emergency Support \* Parking Subject To Availability

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	83
(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			

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.

### 33 Hamilton Court, Salterton Road, Exmouth, EX8 2BR

Hamilton Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 36 properties arranged over 3 floors each served by a lift. The Visiting House Manager can be contacted from various points within each property in the 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 purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. The excellent communal facilities include: Residents' Lounge, Communal Laundry, 24 Hour Emergency Careline System, Communal Satellite Dish (additional fees apply) If Required, Guest Suite, Visiting House Manager, Lift To All Floors.

**THE ACCOMMODATION COMPRISES:** Communal entrance door with remote entry system leading to communal area with stairs and lift to all floors. The apartment is located on the top floor to the front of the development and is approached via private front door to:

**RECEPTION HALL:** Door entry and emergency careline cord. Good size airing cupboard with water cylinder, slatted shelving and electric meters and consumer unit.

**LOUNGE/DINING ROOM:** 4.7m x 3.25m (15'5" x 10'8") Double glazed tilt and turn window to front aspect, feature fire surround, dimplex quantum heater, wall lighting, TV point, emergency careline cord, decorative arch to:

**KITCHEN:** 2.21m x 1.63m (7'3" x 5'4") Worktops, inset single drainer sink unit, cupboards and drawer units beneath, inset four ring electric hob with filter extractor hood over and built-in oven below, wall mounted cupboards, space for upright fridge/freezer, fully tiled walls.

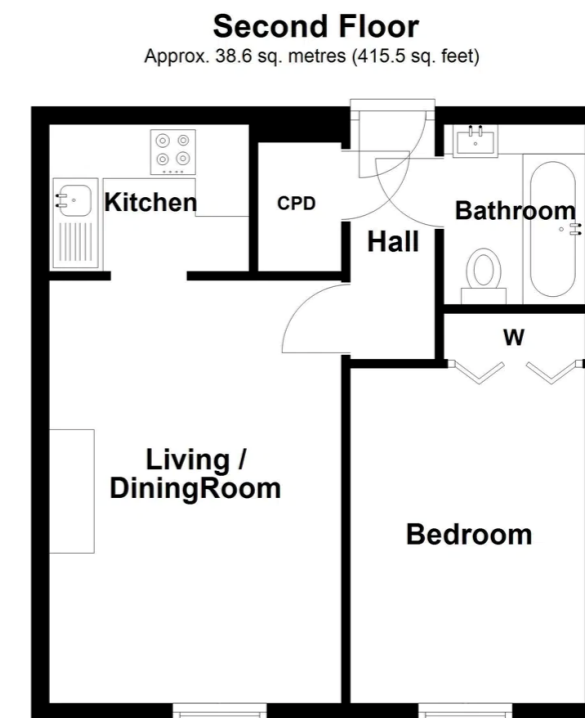
**BEDROOM:** 3.78m x 2.62m (12'5" x 8'7") Double glazed tilt and turn window to front aspect, electric heater, built-in wardrobes, mirror fronted wardrobe, wall lighting, emergency careline cord, TV point.

**BATHROOM/WC:** 2.01m x 1.65m (6'7" x 5'5") Comprising bath with Mira shower unit over, shower curtain and rail, vanity wash hand basin with fitted mirror and light over, WC with push button flush, electric heated towel rail, electric dimplex wall heater, shaver socket, extractor fan.

**OUTSIDE:** Beautifully maintained and landscaped communal gardens to the rear of the building, there is a parking area to the front of the development, spaces subject to availability.

**TENURE:** The property is held on a 125 year lease from 1988. Service Charges: (which include buildings insurance, garden maintenance, window cleaning, general maintenance, useful laundry room and water rates (to be confirmed)).

#### FLOOR PLAN:



Total area: approx. 38.6 sq. metres (415.5 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 epcolutions.co.uk  
Plan produced using PlanUp.

**Flat 33, EXMOUTH**