



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

GUIDE PRICE
£300,000
TENURE Leasehold



A Stunning One 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.

Extensive Sea Views * South Facing * Well Equipped Kitchen * Balcony * Wet Room/Bathroom/Wc * Double Bedroom * Double Glazed Windows * Underfloor Heating
Onsite Restaurant * Guest Suite * Viewing Recommended

49 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.

THE ACCOMMODATION COMPRISES: This apartment is found on the second floor and approached via a private front door to:

RECEPTION HALL: Security intercom system; emergency pull cord; large walk-in store/airing cupboard with light and shelving, also housing Gledhill boiler supplying domestic hot water; electric consumer unit and meters; glazed panelled door to:

LIVING/DINING ROOM: 6.02m x 3.45m (19'9" x 11'4") A welcoming room with a glazed door leading on to the Balcony providing a stunning views to the sea and coast beyond; two ceiling lights; television point; telephone point; raised plug socket; glazed panelled door to the KITCHEN.

BALCONY: 4.06m x 1.8m (13'4" x 5'11") This has to be arguably one of the best uninterrupted views along the coastline, also taking in the developments gardens below and the Maer Nature Reserve that leads to the beach.

KITCHEN: 3m x 2.31m (9'10" x 7'7") Double glazed window with sea view; excellent range of maple effect fitted units with contrasting laminate worktops incorporating a stainless steel sink unit; four ring halogen hob; stainless steel chimney style extractor hood over; waist level oven; concealed fridge and freezer; ceiling spotlighting; tiled walls; tiled floor.

DOUBLE BEDROOM: 5.31m x 2.9m (17'5" x 9'6") Double glazed window with stunning views; built in wardrobe with hanging rail, shelving and mirror fronted sliding doors; ceiling light; television point; telephone point; raised plug sockets.

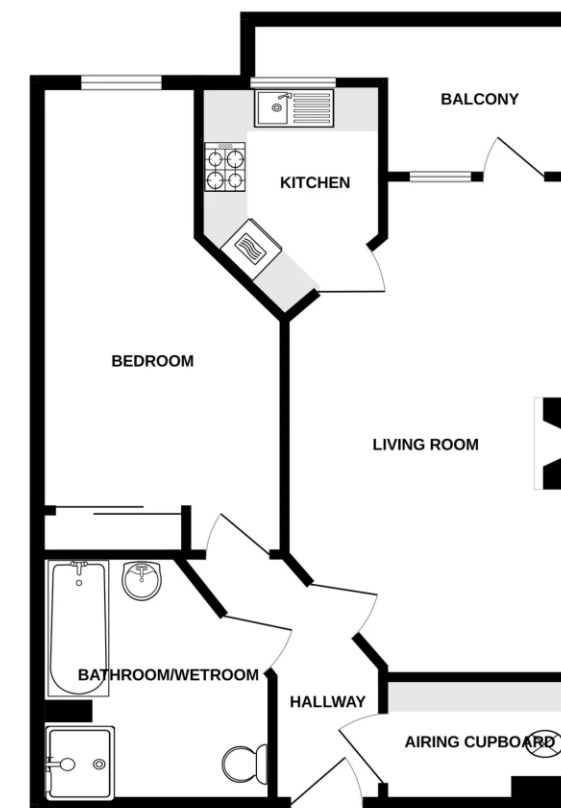
BATH/SHOWER ROOM/WC: 2.9m x 2.72m (9'6" x 8'11") A large room with modern white suite comprising close coupled WC; vanity wash hand basin with under sink storage and mirror with strip light and shaver point over; panelled bath; separate walk-in level access shower; extensively tiled walls; wet room flooring; electric heated towel rail/radiator/ emergency pull cord; ceiling spot lighting.

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. Service charge is £870.82 per month and ground rent is £217.50 payable every six months.

FLOOR PLAN:

SECOND FLOOR
625 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq.ft. (58.0 sq.m.) approx.
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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